



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., July 22, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Monday, July 14, 2025

2nd Printing – Sunday, July 20, 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – July 08, 2025

IV. NEW BUSINESS

PAGE (S)

1. Intent of Award 1 - 4

IFB GHURA-25-011; Rehabilitation of 16 Guam Housing Corp. Units
at Lada, Dededo, Guam

2. Intent of Award

IFB GHURA-25-008; Typhoon Shutters for AMP3

V. OLD BUSINESS

1. Intent of Award

IFB GHURA-25-004; Security Guard and Roving Services

2. Equitable Adjustment #1 5 - 7

GHURA-24-11; Rehabilitation of Agana Height Fourplex

3. Change Order #1 8 - 9

GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen

VI. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. HR Item: Executive Management's Performance Evaluations for:

- Executive Director, Elizabeth F. Napoli
(Rating Period: July 8, 2024 – July 7, 2025)
- Deputy Director, Fernando B. Esteves
(Rating Period: August 22, 2024 – August 21, 2025)

**2. Next proposed scheduled Board Meeting: Tuesday, August 12, 2025
@ 12:00 p.m.**

VIII. ADJOURNMENT



VEHICLES FOR BID

"AS IS"

2020 Nissan Sentra

2024 Mitsubishi Mirage

Vehicles may be viewed at Bank of Guam Hagåtña Branch by appointment only, Tuesday through Friday, from 9:00am to 4:00pm. Last day for bidding will be on Friday, July 18, 2025 at 4:00pm. For more information, please contact Tatum Santos at (671) 472-5336/988-3326 or John Mendiola at (671) 472-5346/688-0485. Bank of Guam reserves the right to refuse any or all bids.

111 Chalan Santo Papa
Hagåtña, Guam 96910
(671) 472-5300
bankofguam.com



GUAM ELECTION COMMISSION

Kumision Eleksion Guåhan

Your VOTE is your voice. \ BOTA ya un ma kuenta.

Thursday, July 17, 2025, 5:30 p.m.

Guam Election Commission Regular Meeting

GEC Conference Room Oka Building, Tamuning, GU

For meeting livestream, visit GEC's website at <https://gec.guam.gov/board>

Agenda

- I. Call to Order - Certification of a Quorum Present
- II. Certification - Public Notice Requirements - Guam Daily Post and Guam Public Notice Website (7/10/2025 & 7/14/2025)
- III. Approval of Agenda
- IV. Approval of Minutes
 - a. June 12, 2025 Regular Meeting
- V. Correspondence:
 - a. June 10, 2025: Commissioner Joseph R. Meno, Jr. re: Letter of Resignation.
 - b. July 1, 2025: Senator Telo T. Taitague re: Invitation to Provide Testimony on Bill No. 154-38 and 153-38
- VI. Executive Director's Report
 - a. 2026 Election Timeline
- VII. Old Business
 - a. Campaign Finance Committee
 - i. Modernizing Guam's Campaign Finance
 - b. Modernizing Guam's Election
 - i. Invitation for Bid - Electronic Pollbooks
 - c. Fiscal Year 2026 Budget Request
 - d. 2025 Precinct Realignment
 - e. Executive Director Performance Evaluation
- VIII. Executive Session
 - a. Executive Director Performance Evaluation
- IX. New Business
 - a. Bill No. 154-38 (COR)- AN ACT TO AMEND § 3102 AND ADD A NEW § 3102.1(h) TO CHAPTER 3, TITLE 3, AND AMEND § 3103.3(c)(1) OF CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO REQUIRING DOCUMENTARY PROOF OF UNITED STATES CITIZENSHIP TO ALIGN GUAM VOTER REGISTRATION PRACTICES WITH FEDERAL ELECTION INTEGRITY STANDARDS.
 - b. Bill No. 153-38 (COR)- AN ACT TO AMEND §§ 4102 AND 4104 OF CHAPTER 4, TITLE 3, GUAM CODE ANNOTATED, RELATIVE TO MODERNIZING PRECINCT REALIGNMENT AND THE COMPOSITION OF PRECINCT BOARDS
- X. Legal Counsel:
 - a. Guam Society of Obstetricians and Gynecologists, Guam Nurses Association, et al. v. Douglas B. Moylan, et al.
 - b. Executive Order 14248 "Preserving and Protecting the Integrity of American Elections"
- XI. Public Comment
- XII. Next Meeting
- XIII. Adjournment

For individuals requiring special accommodations, auxiliary aids, or services, please contact Christiana Ramirez at (671) 477-9791 or send an email to vote@gec.guam.gov.
(671) 477-9791 (tel.) • (671) 477-1895 (fax) • vote@gec.guam.gov (e-mail) • <http://gec.guam.gov> (website)

This advertisement is paid with Government funds.

Contractors License Board
NOTICE: Regular Board Meeting

July 16, 2025 at 10:00 AM

Contractors License Board Conference Room - 542 N. Marine Corps. Dr. A. - Tamuning GU
Zoom ID: 869 3460 5297 Passcode: CLB

AMENDED AGENDA

- I. Call to Order
- II. Roll Call
- III. Affirmation of the public notices.
- IV. Review of Minutes for Board Meeting held on June 18, 2025.
- V. Public Comments
- VI. Section Reports:
 1. Administrative Division - M. Guerrero - Review report of individuals newly licensed in various classifications and total number of contractors on Guam, both active & inactive and CLB revenues received to date.
 2. Investigation Division - N. Bailey - Review of open cases.
- OPEN CASES:

• 2021-09-04 (JMI Edison vs. ASIG dba: Menzies Aviation)	• 2025-04-02 (F. Andrada vs. J.A.M. Cons./Shiellarie's Prime)
• 2024-09-04 (CLB vs Harmony Const)	• 2025-05-01 (N.Abid/GPF Corp. vs. Teresa Inc./Chugach)
• 2025-01-02 (M. Kloczek vs. Li Gao Corp.)	• 2025-01-03 (Tae Hwan Kim/Welcome Inv, LLC vs. DBI Inc.)
- VII. Directors Report - Review report presented by Executive Director Aguon.
- VIII. Old Business
 1. Board Review of proposed update to CLB exams. Proposed action: To approve proposed updates to CLB Law, C5, C18, and C40-51 exams.
- IX. New Business
 1. Board review of proposed update to CLB exam C30: Proposed action: To approve proposed update to C30 exam.
- X. Announcement
 1. Scheduled Regular Board Meeting for August 20, 2025 at 10:00 AM.
- XI. Adjournment

Please visit www.clb.guam.gov for access to live stream via YouTube. For more information, please contact CLB Private Secretary GERALYNN B. TENNESSEN at geralynn.tennessen@clb.guam.gov or (671) 647-2965. Persons needing a telecommunication device for the Hearing/Speech Impaired (TDD) may contact 475-8339. This advertisement was paid for with CLB Funds.

APPLY NOW!!

3 - ELECTRICIAN WITH 2 YEARS EXPERIENCE

\$21.02 PER HOUR*

Duties: Plan layout, install and prepare wiring, electrical fixtures, apparatus and control equipment for new or modified electrical construction works based on blueprints, sketches, and building plans. Prepares sketches to show location of wiring and equipment. Connect wires to lighting fixtures, circuit breakers, transformers, power equipment and other electrical equipment or systems. Install control and electrical distribution apparatus such as switches, relays, and circuit breaker panels. Test electrical system for continuity of circuits in electrical wiring to equipment or fixtures using testing devices such as ohmmeters, voltmeters, or oscilloscopes to ensure electrical compatibility and safety of system. Diagnose malfunctioning systems, apparatus, or components, using test equipment and hand tools to detect hazards and defects. Repair and correct faulty equipment or electrical systems. Install ground leads and connect power cables to equipment.

Verification of qualifications required.

**Special Wage Rate: Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply and may require paid holidays and/or paid sick leave.*

Successful applicant must be able to obtain military base access.

BENEFITS: Round trip airfare for off-island hire; Meal and lodging provided at \$80.00/wk.; Local transportation from employer's designated housing facility to/from jobsite; and employer provided medical insurance.

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

Apply in person at the American Job Center

414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2025-089



Louise A. Leon Guerrero
Governor of Guam

GHURA

Guam Housing and Urban Renewal Authority
Ataridat Ginima Yan Rinueban Siudad Guahan
117 Bien Vanda Avenue • Sinjano, Guam 96910
Phone: (671) 477-9851 • Fax: (671) 300-7265 TTY (671) 472-3701
Website: www.ghura.org



Joshua F. Tronzo
Lieutenant Governor of Guam

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting

Tuesday, July 22, 2025 at 12:00 PM.

This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting 7/22/2025 @ 12PM.

Time: July 22, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/81102928051?pwd=K460nyNY9VNXkMwp8kF5QVhUcTnTab.1>

Meeting ID: 811 0292 8051 • Passcode: 272841

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGgKWU0kOmT0FOLYn48Ulag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - July 08, 2025
- IV. NEW BUSINESS
 1. Intent of Award; IFB GHURA-25-011; Rehabilitation of 16 Guam Housing Corp. Units at Lada, Dedede, Guam
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- VIII. ADJOURNMENT

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

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

This advertisement was paid for by GHURA.



Government of Guam
PUBLIC NOTICES Portal

Håfa Adai & Good Morning!

ChST 10:58 AM, Monday, July 14, 2025

**First Notice: GHURA Board of Commissioners Meeting, 07/22/2025
@ 12:00pm ChST**

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**First Notice: GHURA Board of Commissioners Meeting,
07/22/2025 @ 12:00pm ChST**

ANNOUNCEMENT

Posted on: 07/14/2025 10:41 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 July 08, 2025 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%20July%2022%2C%202025%20BOC%20Mtg.%20Announcement%283%29.pdf>





GHURA
Guam Housing and Urban Renewal Authority
Aturidai Ginima • Yan Rineuban Siadat Guahan
117 Bien Venida Avenue • Sinajana, Guam 96910
Phone: (671) 477-9851 • Fax: (671) 300-7565 TTY: (671) 472-3701
Website: www.ghura.org



Joselyn F. Tenorio
Lieutenant Governor of Guam

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Board of Commissioners Meeting
Tuesday, July 22, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting 7/22/2025 @ 12PM.

Time: July 22, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/81102928051?pwd=K460nyNY9VNXkMwp8kF5QVhtJCnTab.T>

Meeting ID: 811 0292 8051 • Passcode: 272841

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYN48ULag>

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

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

This advertisement was paid for by GHURA.



Guam Solid Waste Authority
546 N. Marine Corps Drive, Tamuning, Guam 96913

NOTICE TO THE PUBLIC



HOLIDAY SCHEDULE

The following GSWA facilities will be **CLOSED** in observance of Guam's Liberation Day, Monday, July 21, 2025:

- GSWA Offices
- Residential Transfer Stations (Harmon, Agat, Malojloj)
- Household Hazardous Waste Facility

Please note: During the week of July 20-26, 2025, residential trash and recycling collections will shift by one day in observance of Liberation Day.

(For example, if your regular collection day is Monday, July 21, 2025, your collection will take place on Tuesday, July 22, 2025).

NORMAL COLLECTION SCHEDULE

Monday	7/21/2025
Tuesday	7/22/2025
Wednesday	7/23/2025
Thursday	7/24/2025
Friday	7/25/2025
(Recycle)	

HOLIDAY COLLECTION SCHEDULE

Tuesday	7/22/2025
Wednesday	7/23/2025
Thursday	7/24/2025
Friday	7/25/2025
Saturday	7/26/2025
(Recycle)	

Wishing you a reflective and joyful Liberation Day.

JOB ANNOUNCEMENT CUSTOMER SERVICE REPRESENTATIVE

Qualifications: Must have a high school diploma or GED and possess one to three months of related experience and/or training. Strong communication skills are essential, as is established proficiency in MS Word, Excel, and Outlook.

Send resume to:
AMBYTH SHIPPING & TRADING, INC.
193 Rojas St., Tamuning
Guam 96913
Email Address: hr@ambyth.com

little type

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Government of Guam

PUBLIC NOTICES Portal

Håfa Adai & Good Morning!

ChST 08:49 AM, Tuesday, July 22, 2025

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Second Notice: GHURA Board of Commissioners Meeting on 07/22/2025 @ 12:00pm ChST

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Second Notice: GHURA Board of Commissioners Meeting on 07/22/2025 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 07/18/2025 04:08 PM

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

[Share this notice](#)

GHURA Board of Commissioners Meeting will be held on July 22, 2025 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%20July%2022%2C%202025%20BOC%20Mtg.%20Announcement%283%29.pdf>



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., July 8 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:06 P.M., Tuesday, July 8, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **5 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/86478248299?pwd=VE3yEchJnMNBf0dFeFWg2U5hZwj0ij.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input checked="" 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 type="checkbox"/>
	<i>*Request to attend meeting virtually was submitted via email and acknowledged by Chairman Rivera.</i>		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input checked="" type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input checked="" type="checkbox"/> Jolyn Terlaje <input type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input type="checkbox"/> Frances Danieli, Controller <input checked="" type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input type="checkbox"/> Antonio Camacho, Procurement <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input checked="" type="checkbox"/> Section 8 Staff and Fiscal Staff <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Patrick Lucas <input checked="" type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Tyler Mortera <input checked="" type="checkbox"/> Andrew Manglona <input checked="" type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/>		
Public			

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Monday, June 30, 2025

2nd Printing – Sunday, July 8, 2025

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. APPROVAL OF PREVIOUS BOARD MINUTES: [461/25] Commissioner Torres moved to approve the board meeting minutes of May 27, 2025 subject to corrections. Commissioner Rice seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
1. Equitable Adjustment #1- GHURA-24-11; Rehabilitation of Agana Heights Fourplex	[462/25] Executive Director Napoli indicated that due to unforeseen circumstances, the item would not proceed before the board and requested that it be tabled for another meeting.	[463/25] Chairman Rivera acknowledged the request to table item #1- Equitable Adjustment #1- GHURA-24-11; Rehabilitation of Agana Heights Fourplex

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Change Order #1-GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen</p>	<p>[464/25] Executive Director Napoli indicated that due to unforeseen circumstances, the item would not proceed before the board and requested that it be tabled for another meeting.</p>	<p>[465/25] Chairman Rivera acknowledged the request to table Change Order #1-GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Resolution No. FY2025-025-Resolution approving the Write-Off Tenant Accounts Receivable</p>	<p>[466/25] Executive Director Napoli read the Resolution No. FY2025-025-Resolution approving the Write-Off Tenant Accounts Receivable on pages 6-22 in the GHURA Board of Commissioners (BoC) July 8, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Chairman Rivera requested more information regarding the Section 8 write-off figures. Deputy Director Esteves stated that to be fiscally sound and be up to date with its write-offs, GHURA's Section 8 program has had to go back to the year 2000 and reconcile its accounts receivable to the present day. He added that GHURA has updated the processes more vigorously and continues to do so. Chairman Rivera asked why the timeline was so long. Mrs. Frances Danieli, Fiscal Controller, stated that the 2022 Audit indicated that the Housing Choice Voucher (HCV) Accounts Receivable was high. In the year 2000, the amount was grandfathered into GHURA's new system. She added that the amount from the year 2000 would be a starting point to begin the write-off so that every ninety days, the difference will be from the starting point amount and the amount for the month. This will allow for consistency in the decrease of the starting point amount. Chairman Rivera inquired about whether GHURA would be impacted by this process. Mrs. Danieli stated that GHURA will continue to report accounts receivable as it has in the past.</p> <p>Vice Chairman Sanchez asked what would be categorized as tenant fraud. Mrs. Nicole Alejandro, Section 8 Administrator, stated that an example of fraudulent activity by tenants includes unreported income. During an annual recertification, any discovered</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>unreported income is calculated and applied towards the tenant's share. All repayment plans or actions will have to be exhausted before being added to the Accounts receivable list.</p>	<p>[467/25] Vice Chairman Sanchez moved to approve Resolution No. FY2025-025- Resolution approving the Write-Off Tenant Accounts Receivable in the amount of \$820, 289.37. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. Resolution No. FY2025-026-Resolution approving the Public Housing (PHA) Annual Plans (CY2025/FY2026) for the Public Housing and the Section 8 Housing Choice Voucher Programs and approving the Capital Fund Program (CFP) Five-Year Plan (2025-2029</p>	<p>[468/25] Executive Director Napoli read the Resolution No. FY2025-026-Resolution approving the Public Housing (PHA) Annual Plans (CY2025/FY2026) for the Public Housing and the Section 8 Housing Choice Voucher Programs and approving the Capital Fund Program (CFP) Five-Year Plan (2025-2029)on pages 23-65 in the GHURA Board of Commissioners (BoC) July 8, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Chairman Rivera indicated that there were three revisions under the Financial Resources, Rent Determination, and Substantial Deviation and requested for a high-level summary of the revisions. Mr. Patrick Luces, CFP Administrator, stated that Financial Resources were for the security cameras at the AMP1 site and the other is to provide testing and mitigation for Radon.</p> <p>Mrs. Nicole Alejandro also added that for the HCV side, the veterans' VASH program will be receiving an additional twenty-five vouchers bringing the total up to one hundred vouchers for the VASH program. She also indicated that they received \$24, 263.00 for administrative fees which may be applied towards security deposits or utility arrears also for VASH recipients. For Rent Determination, the payment standards did increase. Chairman Rivera indicated that the Substantial Deviation looked like a definition.</p>	<p>[469/25] Commissioner Torres moved to approve Resolution No. FY2025-026-Resolution approving the Public Housing Annual Plan (CY2025/FY2026) for the Public Housing and the Section 8 Housing Choice Voucher Programs and approving the Capital Fund Program (CFP) Five-Year Plan (2025-2029). Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
		<p>Deputy Director Esteves requested a short recess to discuss a typo with Mr. Pat Luces.</p> <p>Chairman Rivera called for a vote to recess. The vote was unanimous for a ten-minute recess.</p> <p>Chairman Rivera called the meeting back in session.</p> <p>Deputy Director Esteves stated that the cover letter should read Guam’s Annual PHA Plans</p> <p>Mr. Eliseo Florig, GHURA’s Legal Counsel, stated that due to the clarification given and the correct language in the resolution that was read by Commissioner Torres in his motion, the action may still move forward as motioned. There were no objections, and the motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>5. Resolution No. FY2025-024(A)-Amendment to the “2025 Community Development Block Grant Disaster Recovery Citizen Participation Plan (CDBG-DR CPP) making non-substantial grammatical revisions</p>	<p>[470/25] Executive Director Napoli read the Resolution No. FY2025-024(A)-Amendment to the “2025 Community Development Block Grant Disaster Recovery Citizen Participation Plan (CDBG-DR CPP)” making non-substantial grammatical revisions on pages 66-76 in the GHURA Board of Commissioners (BoC) July 8, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • The plan was revised. DEI words were removed • No major changes to the plan 	<p>[471/25] Vice Chairman Sanchez moved to approve Resolution No. FY2025-024(A)-Amendment to the “2025 Community Development Block Grant Disaster Recovery Citizen Participation Plan (CDBG-DR CPP) making non-substantial grammatical revisions. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>6. 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 forty (40) to fifty (50)</p>	<p>[472/25] Executive Director Napoli read the 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 forty (40) to fifty (50) on pages 77-78 in the GHURA Board of Commissioners (BoC) July 8, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • This resolution is amending the original resolution. • The request to increase ten more temporary full-time equivalents <p>Mr. Florig recommended that the word ‘to’ be added to the second whereas, second to the last line after the word authority.</p> <p>Chairman Rivera acknowledged counsel’s recommendation and indicated to the board that CDBG-DR is moving from forty to fifty as it ramps up for more activity.</p>	<p>[473/25] Vice Chairman Sanchez moved to approve 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 forty (40) to fifty (50) and also with the correction to the second whereas, add the word ‘to’ after the word authority and ‘is.’ Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

V. OLD BUSINESS

AGENDA ITAM	DISCUSSION	ACTION
1. Intent of Award- IFB-GHURA-25- 004; Security Guard and Roving Services	[474/25] Executive Director Napoli requested to table this item number.	[475/25] Chairman Rivera acknowledged and approved to table this item for the next scheduled meeting.

<p>2. Intent of Award- IFB-GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4</p>	<p>[476] Executive Director Napoli read from bid results on pages 79-83 in the GHURA Board of Commissioners (BoC) July 8, 2025 meeting packet, which is also found on the GHURA website, www.ghura.org.</p>	<p>[477/25] Vice Chairman Sanchez moved to approve Intent of Award- IFB-GHURA-25-006; Property Boundaries for Fence Replacements and Upgrades at AMP4 to Genesis Tech Corporation in the amount of \$455,810.00. The project timeline is one hundred twenty (120) consecutive calendar days with no option periods and not to exceed the amount of \$455,810.00. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</p>
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VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITAM	DISCUSSION	ACTION
1. Project Updates	<p>[478/25] Executive Director Napoli stated the following:</p> <ul style="list-style-type: none"> • GHURA has received its official notices of REAC/INSPIRE Inspections for the Public Housing sites: <ul style="list-style-type: none"> ✓ August 26-AMP1 ✓ Sept. 2- AMP2 ✓ Sept. 8- AMP3 ✓ Notice forthcoming- AMP4 • FY2024 Audit is on track to be completed by July 18, 2025: <ul style="list-style-type: none"> ✓ Weekly meetings with auditor EY continue ✓ Status updates with OPA continue • GHURA will be participating in this year's Liberation Day Parade. <p>Deputy Director Esteves added:</p> <ul style="list-style-type: none"> • DR Action Plan has been submitted • Awaiting approval from HUD before moving on to Phase II • Upon approval, begins the implementation of the program • Logistics- HR is working diligently with hiring and onboarding • Satellite location to operate the activities of the grant is at Agana Shopping Center, second floor • Computers have been ordered • July 22, 2025, training begins • HUD training begins in August 	No action taken

VII. GENERAL DISCUSSION/ANNOUNCEMENTS:

AGENDA ITEM	DISCUSSION	ACTION
1. HR Items	[479/25] Chairman Rivera indicated to the board that the Performance Evaluations for the Executive Director, Ms. Elizabeth F. Napoli, rating period July 8, 2024- July 7, 2025, and Deputy Director, Mr. Fernando B. Esteves, rating period August 22, 2024- August 21, 2025, are due.	
2. Next proposed scheduled board meeting: Tuesday, July 22, 2025	[480/25] Chairman Rivera that the board mark their calendars for this date.	ADJOURNMENT: [481/25] Commissioner Torres moved to adjourn the July 8, 2025 meeting. Vice Chairman Sanchez seconded. There were no objections. Meeting was adjourned at 1:24P.M.

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: Elizabeth F. Napoli 
Executive Director

DATE: July 18, 2025

SUBJECT: Intent of Award
IFB GHURA-25-011
Rehabilitation of 16 Guam Housing Corporation Units at Lada, Dededo Guam

Bid opening for the subject project was held on June 27, 2025, at 2:00 p.m. A total of 14 bidders registered for the bid and given bid specifications of which 3 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	210 Consecutive Calendar Days.
1	Genesis-Tech Corporation	[X] 15% of total bid amount	Awarded- Base Bid No. 1 \$375,00.0 Base Bid No. 2 \$322,500.00 Base Bid No. 3 \$332,500.00 Total \$1,030,000.00
2	O.H. Construction	[X] 15% of total bid amount	Base Bid No. 1 \$415,000.00 Base Bid No. 2 \$375,000.00 Base Bid No. 3 \$405,000.00 Total \$1,195,000.00

3	Tridon Corporation	[X] 15% of total bid amount	Base Bid No. 1 \$991,096.01 Base Bid No. 2 \$875,095.40 Base Bid No. 3 \$1,071,749.83 Total \$2,937,941.24
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Government Estimate	\$1,356,775.20
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A breakdown is required for each item description as noted below:

Genesis-Tech Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				\$375,000.00
	136A, 143A, 143B, 145A, 145B and 147B				
	Base Bid Item No. 2				\$322,500.00
	126A, 151, 161B, 181A, and 207				
	Base Bid Item No. 3				\$332,500.00
	242, 452, 169B, 204, & 456				
	Total Cost:				\$1,030,000.00

O.H Construction

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				\$415,000.00
	2-bedroom x 6 units				
	Base Bid Item No. 2				\$375,000.00
	3-bedroom x 5 units				
	Base Bid Item No. 2				\$405,000.00
	Total Cost:				\$1,195,000.00

Tridion Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1	1	LS		\$991,096.01
	Base Bid Item No. 2	1	LS		\$875,095.40
	Base Bid Item No. 3	1	LS		\$1,071,749.83
	Total Cost:				\$2,937,941.24

The Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

The Guam Housing Corporation (GHC) is collaborating with GHURA on the construction and renovation of 16 housing units located at Lada Gardens, Phase II, Dededo. GHURA will manage the procurement of contractors and any other services required for the completion of the project.

The Architecture and Engineering (A&E) Division will provide the full technical support, including but not limited to: project design and layout, scope of work development and timeline preparation. The A&E division will also oversee the project through to its completion.

In review of the bid result: Genesis Tech Corporation provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to Genesis Tech Corporation in the amount of \$1,030,000.00 for Bid Items number 1, 2 and 3. The following project timelines is 210 consecutive calendar days, with no option periods, and not to exceed the amount of \$1,030,000.00.



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



July 2, 2025

To: Elizabeth F. Napoli
Executive Director, GHURA

From: Sonny Perez
A/E Manager, GHURA

**Subject: Equitable Adjustment to GHURA 24 -11
Rehabilitation of Hagatna Heights Four-Plex Project**

Dear Director Napoli:

Buenas Yan Hafa Adai! This is a request for an equitable adjustment for the Rehabilitation of the Hagatna Heights Four-Plex project. The project details, timeline, financial impacts, and recommendation are shown below:

1. Executive Summary:

- GHURA's Community Development Block Grant (CDBG) division purchased a two-story apartment building for rehabilitation in December 18, 2023.
- The facility's rehabilitation Scope of Work successfully underwent a public bid, GHURA 24-11, that closed on July 2024. The lowest and best qualified bidder was Guam Evergreen Construction Corporation awarded in the amount of \$289,900. GHURA issued the Notice to Proceed (NTP) to Evergreen on October 21, 2024.
- During the contractor's permit application, the Department of Land Management (DLM) discovered that the parcel was zoned commercial rather than residential.
- Permit processing was suspended until zoning could be reconciled. The issue is now fully resolved, but the contractor incurred stand-by costs and schedule impacts while waiting.
- The proposed equitable adjustment compensates the contractor for documented, uncontrollable delays, and allows the project to proceed without jeopardizing federal funding or affordable-housing goals.

2. Background and Timeline

Date	Milestone	Outcome
Month 0	CDBG acquires property; construction contract awarded through competitive bid.	



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Month 1	Contractor submits permit sent to DLM.	Permit hold due to zoning conflict discovered.
Month 6	DLM, CDBG, and A&E Division coordinate zoning map amendment / variance.	Zoning will stay as commercial and the two units will be rehabilitated as office and the top floor will be residential rentals.
Month 6	Permit processing resumes; contractor submits updated schedule & standby cost log.	Verified by GHURA A&E staff.
Current	Equitable adjustment package compiled for Board approval.	

3. Cause of Delay (Unforeseeable Conditions)

1. Latent Zoning Discrepancy – Public land-use maps mislabeled the parcel; neither GHURA nor bidders could reasonably identify the error during solicitation.
2. Regulatory Suspension – DLM halted all activity until zoning aligned with intended residential use, outside the contractor's control.
3. HUD Funding Constraints – Project cancellation was not a viable option as it affected existing commitments to the HTF and HOME grant funding agreements

4. Financial Impact (Schedule of Values)

Description of Item	Original Value (\$)	Proposed Equitable Adjustment (\$)	Percent Increase / Decrease (% +/-)
Professional Service and Management Fees/Design, Permit, and Others	20,000	25,000	25% (+)
Civil Works	120,000	140,500	17.1% (+)
Building Exterior Works	50,000	50,000	0%
Electrical Works / Upgrade System	17,000	17,000	0%
Structural Repair Works	2,900	2,000	31% (-)
Renovation of Four Units Interior Work	80,000	90,000	12.5% (+)
Total Values	\$289,900	\$324,500	11.9% (+)

The government estimate for the project is \$397,027.94. The revised contract sum remains below GHURA's government estimate prepared at bid solicitation.



GHURA

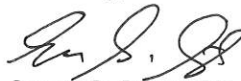
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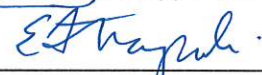
Recommendation

GHURA's A&E Division recommends Board approval of the Equitable Adjustment request from the original contract amount of \$USD289,900 to increase by \$34,600, to the final amount of \$324,500. This action is cost-effective, legally sound, fair, and programmatically beneficial path forward, safeguarding federal funds and advancing GHURA's mission to provide quality, affordable housing.

Sincerely,

 FOR
Sonny P. Perez, PE
GHURA A/E Manager

Approved / Disapproved


Elizabeth F. Napoli
Executive Director, GHURA

07/03/2025
Date

Change Order No. 1
Rehabilitation of Hagatna Soup Kitchen

June 30, 2025

Mr. Young Kim
General Manager
Genesis-Tech Corporation
P.O. Box 23059
Barrigada, Guam 96921

SUBJECT: Change Order No. 1 - IFB#GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen

Dear Mr. Kim:

In connection with your Contract dated March 27, 2025 for the Rehabilitation of Hagatna Soup Kitchen. The following change order 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 Rehabilitation of Hagatna Soup Kitchen such as:

	Material and Labor description	Amount
1.	Purchase and Installation of two additional Air Conditioner units (12,000 BTU)	\$5000.00
2.	Four Tree Cutting	\$4,880.00
3.	Debri and Disposal	\$2,500.00
4.	Chain link Fence Repair	\$3765.00
		Total: \$16,145.00

- A. The aforementioned change and work affected thereby are subject to all contract stipulations and covenants.
- B. The rights of GHURA are not prejudiced.
- C. All claims against GHURA which are incidental to as a consequence of the aforementioned change are satisfied.

Original Contract:	\$107,000.00	Contract NTP Date:	June 09, 2025
Changes Approved:	-0-	Contract Duration:	60 Calendar Days
Adjusted Contract Amount:	N/A	Contract Completion Date:	August 07, 2025
This Change Order:	\$16,145.00	Extention This Change Order:	Original completion date
Adjusted Contract Amount:	\$123,145.00	New Completion Date:	Original completion date

Genesis-Tech Corporation

Mr. Young Kim
General Manager

Date:_____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

Elizabeth F. Napoli
Executive Director

Date:_____