



BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., January 11, 2019  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
**AGENDA**

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**I. ROLL CALL**

**II. APPROVAL OF PREVIOUS BOARD MINUTES – December 21, 2018**

**III. BOARD EXECUTIVE SESSION**

**IV. CORRESPONDENCE AND REPORTS**

**V. OLD BUSINESS**

1. Board Action Item No. 037/18  
Update on the Construction of the Sinajana Central Precinct  
(Ref. Minute Nos: 099/17, 311/17, 330/17, & 006/18)

**VI. NEW BUSINESS**

- |  | <b>Page(s)</b> |
|--|----------------|
| 1. RFP#10-18-2018-CDBG .....<br>Design of a Residential Treatment Center for Women in Tiyan                              | 1-2            |
| 2. RFQ#10-25-2018-CDBG .....<br>Design of a Central Community Arts Hall within the existing<br>Sinajana Community Center | 3-4            |
| 3. Appointment to the position of Executive Director .....<br>Mr. Ray Topasna  | 5              |
| 4. Appointment to the position of Deputy Executive Director .....<br>Ms. Elizabeth Napoli                                | 6              |

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meetings: Friday, January 25<sup>th</sup>

**VIII. ADJOURNMENT**

**BOARD OF COMMISSIONERS**  
**REGULAR SCHEDULED MEETING**  
**12:00 p.m., January 11, 2018**  
GHURA Main Office, 1<sup>st</sup> floor conference room  
Sinajana, Guam  
**MINUTES**

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After notice was duly and timely given pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regular scheduled meeting of **Friday, January 11, 2018** at 12:00 p.m. at the GHURA Sinajana Main Office, 1<sup>st</sup> Floor Conference Room was conducted.

**I. ATTENDANCE, QUORUM, AND CALL TO ORDER**

COMMISSIONERS PRESENT:	Thomas E. B. Borja, Acting Chairman Joseph M. Leon Guerrero, Resident Commissioner Carl V. Dominguez, Member George F. Pereda, Member
COMMISSIONERS ABSENT:	Eliza U. Paulino, Member
LEGAL COUNSEL:	Anthony Perez Cynthia Ecube
MANAGEMENT & STAFF:	Pedro A. Leon Guerrero, Jr. Acting Executive Director Albert Santos, Acting Deputy Director Melinda Taitano, Special Assistant Kimberly Bersamin, HR Administrator
PUBLIC:	Ray S. Topasna Elizabeth F. Napoli George Castro, DEPO Resources Major Stambaugh, Salvation Army Mayor Hofmann, Sinajana Mayor

Meeting was called to order at 12:00p.m. by Acting Chairman Borja who acknowledged the presence of the above attendees. The Acting Chairman then indicated that the minimum number of Commissioners required for a quorum was present and that the meeting could proceed.

Referring to the order of the agenda, Acting Chairman Borja requested to move Executive Session after New Business Item 2.

<b>Minute No.</b>	<b>Ref. No.</b>	<b>Approval of Previous Board Meeting</b>	<b>Action By:</b>
001/19		Acting Chairman Borja called for a motion to be made on the approval of the Minutes for the previous Board Meeting on December 21, 2018.	
002/19		After review and further discussion by the Board Members, a motion was made by Commissioner Dominguez and seconded by Commissioner Leon Guerrero to approve the Board Meeting Minutes of December 21, 2018 as presented.	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>Action Items from Prior Meetings</b>	<b>Action By:</b>
	037/18	<p><b>Update on the Construction for the Sinajana Central Precinct</b></p> <p>Mr. Albert Santos stated that although we were expecting occupancy by mid-February, the contractor is another week behind their present schedule, all due to losing additional key workers.</p> <p>Mr. Santos further stated that he did inform the Surety company of the Board's disappointment and has called for a meeting scheduled for next week with all parties involved and then he will update the Board at the next meeting.</p> <p>Acting Chairman Borja requested for Counsel to attend the meeting and remind them we must see more deliverables or we'll have to take other measures. Mr. Santos stated that retention of 10% can be increased, which we have approximately \$200,000 and there's another \$800,000 left of work the contractor has to complete.</p>	Albert Santos

<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
004/19		<p><b>RFP#10-18-2018-CDBG Design of a Residential Treatment Center for Women in Tiyan</b></p> <p>Mr. Albert Santos stated that this project was approved for the 2019 CDBG funds. GHURA received 5 proposals for the design of the facility. The selection committee comprised of 3 GHURA staff and 2 staff from Salvation Army rated the proposals and were consistent in their ratings, ranking Architects Laguana as #1.</p> <p>Mr. Santos requested for the Board to approve the committee's selection and begin negotiations with Architect Laguana and if the negotiations are unsuccessful that they proceed with the next ranked firm until a successful negotiation is reached.</p> <p>Major Thomas Stambaugh, referring to his rating of NI5, stated that when looking at the proposals many took the time to incorporated The Salvation Army (TSA) narrative into the design that will best fit the needs of the population TSA wants to service.</p>	
005/19		<p><b>A Motion was made by Commissioner Pereda and seconded by Commissioner Leon Guerrero to approve RFP#10-18-2018-CDBG for the design of a Residential Treatment Center for Women in Tiyan approving staff to commence negotiations with Architects Laguana and if they are unsuccessful, to proceed with the order shown by rank until a successful negotiation is reached. Without any further discussion or objection, the motion was unanimously approved.</b></p>	

<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
<b>004/19 continuation</b>		Major Thomas Stambaugh thanked the Board for their support and partnership with GHURA. He stated that there are other similar treatment centers available however they don't allow for these women to have their children be with them during treatment therefore women don't want the service. This facility will address this issue to proceed with needed treatment.	
<b>006/19</b>		<p><b>RFQ#10-25-2018-CDBG Design of a Central Community Arts Hall within the existing Sinajana Community Center</b></p> <p>Mr. Santos stated he received 5 proposals which were and reviewed by a selection committee, comprised with 2 staff from the Sinajana Mayor's office and 2 from GHURA. The committee once again was consistent in their rating, ranking Architects Laguana at #1. He requested for the Board to approve the committee's selection and begin negotiations with Architect Laguana and if the negotiations are unsuccessful that they proceed with the next ranked firm until a successful negotiation is reached.</p> <p>With the tight timelines, Mr. Santos expressed his concerns about whether Laguana can take on both designs and would need the reassurance of Laguana.</p> <p>Mayor Hofmann stated that he believes the efforts of Andy Laguana, who grew up in Sinajana, will have some personal attachment to the success of this project's design.</p>	

<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
007/19		<p>A Motion was made by Commissioner Dominguez and seconded by Commissioner Leon Guerrero to approve RFQ#10-25-2018-CDBG for the design of a Central Community Arts Hall within the existing Sinajana Community Center allowing for GHURA staff to commence negotiations with Architects Laguana and if they are unsuccessful, to proceed with the order shown by rank until a successful negotiation is reached. Without any further discussion or objections, the motion was unanimously approved.</p> <p>Mayor Hofmann thanked the Board and GHURA staff for the successful projects with the sports communities. However, he wanted to expand it to the performing arts in hopes to also expose the arts to the low to moderate income families.</p>	
008/19		<p><b>EXECUTIVE SESSION</b></p> <p>Acting Chairman Borja called for a recess to the regular scheduled meeting in order to proceed with the Executive Session (12:30p.m.)</p>	
009/19		<p>Acting Chairman Borja called the meeting out from recess to continue the regular scheduled board meeting at 1:28 p.m.</p>	
010/19		<p><b>Resolution No. FY2019-007,</b></p> <p>Acting Chairman opened the floor for discussion on the appointment of Mr. Ray Topasna as GHURA's Executive Director and invited Mr. Topasna if he'd like to address the Board on his appointment.</p> <p>Mr. Topasna thanked the Board for the opportunity to share some of his plans for the authority if the Board approves</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
010/19 continuation		<p>his appointment. He stated that GHURA is probably the best government agency to lead and the best entity surrounded by seasoned professionals. GHURA has done a great job despite the challenges they were under. In his and Ms. Napoli's earlier meeting with the management team, he encouraged everyone to collectively begin thinking outside the box. GHURA relies heavily on just HUD funds, and as we know it, the federal government is currently very unstable and could compromise our programs.</p> <p>In Mr. Topasna's previous position, he stated that he led the agency to a variety of multi-million dollars in federal funding and with his dynamic Deputy Director who also has been appointed by the Governor, they plan to seek other federal funding for GHURA.</p> <p>Another idea is to explore leveraging GHURA's prime properties such as GT in Tumon, and million-dollar views with units in Merizo, and 4 units on the Sinajana Cliffside. With the assistance of the management team, we can explore better use of those areas to best serve our community.</p> <p>Included in the Governor's platform and in his discussion with Governor Leon Guerrero and Lt. Governor Tenorio he stated that he will pursue the possibilities of converting the 750 Public Housing units to homeownership; something that he previously discussed repeatedly with HUD, who he stated was on board with the idea. This would allow first rights to tenants in the units. Once completed, then build an additional 750 units if not</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
010/19 continuation		<p>more, to be offered to those currently on the waitlist. These units, as we all know are old and costs to repair are increasing. We'd like to discuss with the team what if we build up and move away from single dwellings. Build new structures which also means less cost for maintenance. These are just some of the ideas he'd like to further discuss with the professional management team on how to better operate and manage our housing programs.</p> <p>He'd also like to visit the idea of implementing state regulations for the LIHTC program. With some of the current issues with this program, it's probably timely that the discussions for clear and concise regulations be addressed.</p> <p>Referring to the audit, we'd like to explore new improved ways to get to zero findings.</p> <p>In addition, referring to homelessness per capita, GUAM ranks 2<sup>nd</sup> highest in the nation. Collectively he'd like collaboration to address this. He'd also like other collaborations such as with GRTA, to get a reliable public transit system in place. This will assist our 65% of GHURA's families to get to and from work, and for the 35% unemployed to start getting out in the workforce. Challenges such as transportation have been a major issue.</p> <p>Mr. Topasna stated that, along with Ms. Liz Napoli when he was informed of her appointment, he was honored and eager to work with Ms. Napoli and believes that they, with the professional</p>	

<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
010/19 continuation		organization can take GHURA to different and better heights, if appointed by the Board.	
011/19		<b>A Motion was made by Commissioner Leon Guerrero and seconded by Commissioner Dominguez to approve Resolution No. FY2019-007 approving the appointment of Mr. Ray S. Topasna as the Executive Director. Compensation at E-TG2 14(C) \$136,596 per annum; \$65/67 per hour. Without any further discussion or objection, the motion was unanimously approved.</b>	
012/19		<p><b>Resolution No. FY2019-008, to approve the appointment of Ms. Elizabeth F. Napoli as the Deputy Director</b></p> <p>Ms. Napoli was very honored and humbled to have been asked to join the administration's team. Believing in the vision for the Administration's change and believing in the Governor, she stated she accepted the appointment as GHURA's Deputy Director. Ms. Napoli stated for the record, that the Lt. Governor is her nephew. She further stated, that she has worked for the government of Guam collectively for 30 years, working with families and individuals with disabilities. She also worked with the interdisciplinary teams who worked with these same individuals. These experiences she believes are all in line with GHURA's mission with helping families.</p> <p>In addition. she has administrative background, with large corporations both off and on island. She looks forward</p>	

<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
<b>012/19 continuation</b>		to the challenges ahead and has the people skills necessary to fulfill the mission of GHURA alongside Mr. Topasna.	
<b>013/19</b>		<p>A Motion was made by Commissioner Pereda and seconded by Commissioner Dominguez to approve Resolution No. FY2019-008 approving the appointment of Ms. Elizabeth F. Napoli as the Deputy Director and to be compensated at E-SG28(C) \$87,260 per annum; \$41.95 per hour. Without any further discussion or objection, the motion was unanimously approved.</p> <p>Commissioner Dominguez inquired why is the Deputy's start date for Monday. Ms. Napoli replied that her last work day with DOE is Friday, January 11, 2019.</p>	
<b>014/19</b>		<p><b>Resolution No. FY2019-009 commending Mr. Pedro A. Leon Guerrero, Jr. for his dedication and contribution to GHURA</b></p> <p>Acting Chairman Borja stated that he is in receipt of Pedro Leon Guerrero's courtesy resignation. He further stated that Mr. Leon Guerrero's commitment led the agency to many successful results.</p>	
<b>015/19</b>		<p>A Motion was made by Commissioner Pereda and seconded by Commissioner Dominguez to approve Resolution No. FY2019-009 commending Mr. Pedro A. Leon Guerrero, Jr. for his dedication and contributions to GHURA. Without any further discussion objection, the motion was unanimously approved.</p>	


<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
016/19		<p>A motion was made by Commissioner Pereda and seconded by Commissioner Dominguez relieving Mr. Albert Santos of his duties as Acting Deputy Director and to return to his primary position as the A&amp;E Manager. Without any further discussion or objection, the motion was unanimously approved.</p> <p>Commissioner LG stated that it was an honor and privilege to closely work with Mr. Pedro LG, his efforts were commendable especially with the elderly in public housing and looks forward to the continued close working relationship with the incoming executive management. Mr. LG also thanked everyone for their support.</p>	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>General Discussion / Announcements</b>	<b>Action By:</b>
017/19		<p><b>Next Proposed Scheduled Meeting:</b> Friday, January 25, 2019</p>	

018/19

**ADJOURNMENT**

There being no further business before the Board, a motion was made by **Commissioner Leon Guerrero** and Seconded by **Commissioner Dominguez** which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **2:00 p.m.**

(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:** Acting Executive Director 

**SUBJECT:** RFP # 10-18-2018-CDBG  
Design of a Residential Treatment Center for Women in Tiyan

There were 5 consultants that picked up the RFQ package, which all five submitted their response to the RFQ, which was forward to the selection committee.

Committee members were each given a set of proposals to evaluate and rate based on the set of criteria established in the RFQ Specification. Listed below in ranking order are the results of their review and evaluation of the proposals reviewed. Attached is the tabulation sheet of how each committee member scored the individual proposal.

Rank	Name of Firm	Total Points
1.	Architects Laguana	468
2.	EMPSCO	429
3.	N15 Guam ,Inc	413
4.	E.M. Chen & Associates	395
5.	Guma Architects LLC	387

Base on the ranking order the committee is recommending that we inform Architects Laguana to commence negotiations for the Consultant Services for the Design of a Residential Treatment Center for Women in Tiyan. If these negotiations are not productive, negotiation with Architects Laguana will be terminated. Negotiations will then begin in a similar manner with the next in rank until such time as negotiations are successfully completed. At which time we will present our final agreement to this Board for approval.

Attachments: Evaluation Committee ranking

*At the regular board meeting of January 11, 2019, a motion was made by Commissioner Pereda, seconded by Commissioner Leon Guerrero to approve negotiations with Architects Laguana for the consultant services for the design of a Residential Treatment Center for Women in Tiyan. If negotiations are not productive to proceed with next rank until negotiations are successfully completed. Without any further discussion or objection, the motion was unanimous.*

# RFQ # GHURA-10-18-2018-CDBG

## SUMMARY RATING SHEET

Evaluators' Name	EMPS CO	F.M. Chen & Associates	Architects Laguna, LLC	N15 Guam, Inc	Gama Architects LLC		
Dominic Calvo	24	75	95	90	55		
Andrew Manglona	90	85	95	90	94		
Valerie Reyes <sup>Lv</sup> Honglee	90	85	95	93	83		
Amor Say	85	75	95	90	80		
Thomas Stambaugh, Major	80	75	88	60	75		
Total points	429	395	468	413	387		
Ranking	2	4	1	3	5		

Prepared By: \_\_\_\_\_

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

Selection Committee Members: \_\_\_\_\_

Dominic Calvo

Andrew Manglona

Valerie Reyes

Lv Honglee

Amor Say


Thomas Stambaugh, Major

Juan Trinidad

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Acting Executive Director 

**SUBJECT:** RFQ # 10-25-2018-CDBG  
Design of a Central Community Arts Hall within the existing Sinajana Community Center structure.

There were 5 consultants that picked up the RFQ package, which all five submitted their response to the RFQ, which was forward to the selection committee.

Committee members were each given a set of proposals to evaluate and rate based on the set of criteria established in the RFQ Specification. Listed below in ranking order are the results of their review and evaluation of the proposals reviewed. Attached is the tabulation sheet of how each committee member scored the individual proposal.

Rank	Name of Firm	Total Points
1.	Architects Laguana	385
2.	E.M. Chen & Associates	359
3.	EMPSCO	357
4.	N15 Guam ,Inc	352
5.	Guma Architects LLC	323

Base on the ranking order the committee is recommending that we inform Architects Laguana to commence negotiations for the Consultant Services for the design of a Central Community Arts Hall within the existing Sinajana Community Center structure. If these negotiations are not productive, negotiation with Architects Laguana will be terminated. Negotiations will then begin in a similar manner with the next in rank until such time as negotiations are successfully completed. At which time we will present our final agreement to this Board for approval.

Attachments: Evaluation Committee ranking

*At the regular board meeting of January 11, 2019, a motion was made by Commissioner Dominguez, seconded by Commissioner Leon Guerrero to commence negotiations with Architects Laguana for the consultant services for the design of a Central Community Arts Hall within the existing Sinajana Community Center. If negotiations are not productive, it will be terminated and to proceed with next rank until negotiations are successfully completed. Without any further discussion or objection, the motion was unanimously approved.*

# RFQ # 10-25-2018-CDBG

Design of a Central Community Arts Hall within the existing Sinajana Community Center structure.

## SUMMARY RATING SHEET

Evaluators' Name	EMPSCO	E.M. Chen & Associates	Architects Laguna, LLC	NIS Guam, Inc	Gama Architects LLC		
Vanessa Estella	91	86	98	93	70		
Andrew Manglona	87	94	97	83	78		
Mayor Robert Hofmann	90	90	98	90	90		
Vice-Mayor Rudy Iriarte	89	89	92	86	85		
Michael Mafnas							
Total points	357	359	385	352	323		
Ranking	3	2	1	4	5		

Prepared By: A.M. J.

Date: 12/12/18

Selection Committee Members:

Vanessa Estella

Andrew Manglona

Mayor Robert Hofmann

Vice-Mayor Rudy Iriarte

Michael Mafnas



THE OFFICE OF THE GOVERNOR AND LT. GOVERNOR-ELECT

*Lourdes A. Leon Guerrero and Joshua F. Lenorio*

December 31, 2018

Board of Commissioners  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Ave.  
Sinajana, Guam 96910

RE: APPOINTMENT TO THE POSITION OF DEPUTY EXECUTIVE DIRECTOR

Dear Members of the Board:

Hafa adai. I am writing to inform you that I am nominating Elizabeth Napoli to serve as Deputy Executive Director for the Guam Housing and Urban Renewal Authority ("GHURA"). Pursuant to your authority under 12 G.C.A. § 5103(g), I respectfully request your favorable consideration of my nominee.

I am confident Ms. Napoli possesses all that is necessary to assist GHURA's leadership in renewing and redeveloping our community, properly planning for development, and ensuring efficiencies will be pursued.

Ms. Napoli has 30 years of work experience in the government, as well as 12 years of work experience in the private sector. Ms. Napoli currently works as a Speech Therapist for the Guam Department of Education. Prior to government service, she worked as a Client Services Manager for a financial planning office on Guam, and as an Administrative Assistant for a marketing office in San Francisco's financial district. Ms. Napoli holds an undergraduate degree in Speech and Hearing Sciences from the University of California, Santa Barbara, and a master's degree in Communicative Disorders from San Francisco State University.

For your review and consideration, Ms. Napoli's nomination packet is attached. Dangkulu na si Yu'os ma'ase for your support in this matter.

*Senseremente,*

LOURDES A. LEON GUERRERO  
Governor-Elect of Guam

Attachments

164 EAST MARINE CORPS DR. • HAGÁTÑA, GUAM 96910  
671922.2018 • 2018GUAMTRANSITION@GMAIL.COM

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY 2019-008**

**Moved By: GEORGE PEREDA**

**Seconded By: CARL DOMINGUEZ**

**RESOLUTION TO APPROVE THE APPOINTMENT OF MS. ELIZABETH F. NAPOLI AS THE DEPUTY DIRECTOR**

- WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (**GHURA**) is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and
- WHEREAS,** the **GHURA** Board of Commissioners is empowered to employ a Deputy Director who shall serve at the pleasure of the Board; and
- WHEREAS,** the Deputy Director will be compensated at E-SG2 8(C) \$87,260 per annum; \$41.95 per hour
- WHEREAS,** funding for this position is available under COCC funds; and now therefore be it
- RESOLVED,** the Board of Commissioners hereby appoints Ms. Elizabeth F. Napoli to the position of Deputy Director and to be effective Monday, January 14, 2019.

**IN REGULAR BOARD MEETING, HAGATNA, GUAM - JANUARY 11, 2019  
PASSED BY THE FOLLOWING VOTES:**

**AYES: THOMAS BORJA, JOSEPH LEON GUERRERO, CARL DOMINGUEZ,  
GEORGE PEREDA**

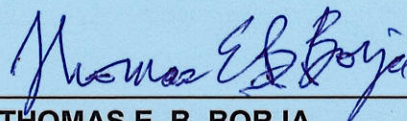
**NAYS: NONE**

**ABSENT: ELIZA PAULINO**

**ABSTAINED: NONE**

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **January 11, 2019.**

(SEAL)



**THOMAS E. B. BORJA**

Acting Chairman, Board of Commissioners



THE OFFICE OF THE GOVERNOR AND LT. GOVERNOR-ELECT

*Lourdes A. Leon Guerrero and Joshua F. Lenorio*

December 31, 2018

Board of Commissioners  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Ave.  
Sinajana, Guam 96910

RE: APPOINTMENT TO THE POSITION OF EXECUTIVE DIRECTOR

Dear Members of the Board:

Hafa adai. I am writing to inform you that I am nominating Ray Topasna to serve as Executive Director the Guam Housing and Urban Renewal Authority ("GHURA"). Pursuant to your authority under 12 G.C.A. § 5103(g), I respectfully request your favorable consideration of my nominee.

I am confident Mr. Topasna possesses all that is necessary to continue carrying out GHURA's direction and also to renew and redevelop our community, properly plan for development, and ensure efficiencies will be pursued.

Mr. Topasna retired as Special Assistant to the Governor in 2016 after serving in this capacity for 3 years. Mr. Topasna previously served as GHURA's Deputy Director and later as your Executive Director. Mr. Topasna formerly served as Chief Planner for the A.B Won Pat International Airport Authority (the "Airport Authority") and oversaw the base realignment and closure (known as "BRAC") transfer of Tiyan to the government of Guam and the Airport Authority. Mr. Topasna holds a bachelor in business administration from the University of Guam and an Airport Management Diploma from the International Air Transportation Association.

For your review and consideration, Mr. Topasna's nomination packet is attached. Dangkulu na si Yu'os ma'ase for your support in this matter.

*Senseremente,*

LOURDES A. LEON GUERRERO  
Governor-Elect of Guam

Attachments

164 EAST MARINE CORPS DR. · HAGÁTÑA, GUAM 96910  
671.922.2018 · 2018GUAMTRANSITION@GMAIL.COM

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY 2019-007**

**Moved By: JOSEPH M. LEON GUERRERO**

**Seconded By: CARL DOMINGUEZ**

**RESOLUTION TO APPROVE THE APPOINTMENT OF MR. RAY S. TOPASNA AS THE EXECUTIVE DIRECTOR**

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

**WHEREAS,** the **GHURA** Board of Commissioners is empowered to employ a Executive Director who shall serve at the pleasure of the Board; and

**WHEREAS,** the Executive Director will be compensated at E-TG2 14(C) \$136,596 per annum; \$65.67 per hour

**WHEREAS,** funding for this position is available under COCC funds; and now therefore be it

**RESOLVED,** the Board of Commissioners hereby appoints Mr. Ray S. Topasna to the position of Executive Director and to be effective immediately.

**IN REGULAR BOARD MEETING, HAGATNA, GUAM - JANUARY 11, 2019**

**PASSED BY THE FOLLOWING VOTES:**

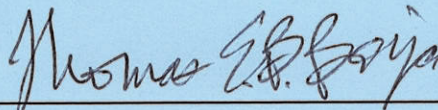
**AYES:** THOMAS BORJA, JOSEPH LEON GUERRERO, CARL DOMINGUEZ,  
GEORGE PEREDA

**NAYS:** NONE

**ABSENT:** ELIZA PAULINO

**ABSTAINED:** NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **January 11, 2019.**



**THOMAS E. B. BORJA**

Acting Chairman, Board of Commissioners

(SEAL)



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2019-009**

**Moved by: GEORGE PEREDA**

**Seconded by: CARL DOMINGUEZ**

**RESOLUTION COMMENDING MR. PEDRO A. LEON GUERERO, JR. FOR HIS DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)**

**WHEREAS,** Mr. Pedro A. Leon Guerrero, Jr. joined the GHURA team in May 2016 as the Deputy Director; and

**WHEREAS,** his dedication was in support of the Authority's mission and goals; and

**WHEREAS,** his efforts toward effectively and efficiently executing his official duties and responsibilities had a direct and positive impact toward ensuring that Public Housing passed our REAC scores enabling the Agency to be on the cusp of a "High Performer"; and

**WHEREAS,** the Board of Commissioners extend its recognition and gratitude to Mr. Pedro A. Leon Guerrero, Jr., commending him on his service to the Authority, and best wishes on his future endeavors; now, therefore be it

**RESOLVED,** that the Acting Chairman of the Board of Commissioners shall certify and attest the adoption hereof Resolution No. FY2019-009, and that thereafter shall be presented to Mr. Pedro A. Leon Guerrero, Jr., whereby a copy shall be placed in his official personnel file, and a copy provided to the Governor of Guam.

**IN REGULAR BOARD MEETING, HAGATNA, GUAM - JANUARY 11, 2019**

**PASSED BY THE FOLLOWING VOTES:**

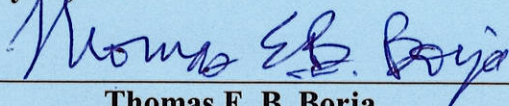
**AYES:** THOMAS BORJA, JOSEPH LEON GUERRERO, CARL DOMINGUEZ,  
GEORGE PEREDA

**NAYS:** NONE

**ABSENT:** ELIZA PAULINO

**ABSTAINED:** NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on January 11, 2019.



**Thomas E. B. Borja**  
Acting Chairman, Board of Commissioners

