



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., November 20, 2018
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. APPROVAL OF PREVIOUS BOARD MINUTES – November 09, 2018

III. CORRESPONDENCE AND REPORTS

1. GHURA – REAC PHA Prevalence Report	Page(s) 1
2. FY2018 Preliminary Financials	2-6

IV. 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)

V. NEW BUSINESS

1. Resolution No. FY2019-001 7-8
Resolution recognizing the dedicated service and leadership of Mr. George A. Santos known as "GAS-man" and commending him for the contributions he made to the Guam Housing and Urban Renewal Authority and the People of Guam
2. Intent of Award 9-15
Re-bid of IFB#GHURA-8-20-2018-AMP3, Roof Repair and Roof coating of units at GHURA 99 Development in Agat

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meetings:
Thursday, December 6th and Thursday, December 20th

VII. ADJOURNMENT

**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., November 20, 2018**

GHURA Main Office, 1st floor conference room
Sinajana, Guam

MINUTES

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 **Tuesday, November 20, 2018** at 12:00 p.m. at the GHURA Sinajana Main Office, 1st 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
 Eliza U. Paulino, Member
 George F. Pereda, Member

COMMISSIONERS ABSENT: Carl V. Dominguez, Member (excused)

LEGAL COUNSEL: Anthony Perez

MANAGEMENT & STAFF: Michael J. Duenas, Executive Director
 Pedro A. Leon Guerrero, Deputy Director
 Melinda Taitano, Special Assistant
 Albert Santos, A&E Manager
 Lucele Leon Guerrero, Controller

PUBLIC: George A. Santos, Former Board Chairman

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.

254/18		<i>Acting Chairman Borja requested to amend the Agenda by addressing New Business Item # 1 immediately after the Approval of Previous Board Meeting Minutes followed by the remaining order of the agenda.</i>	
Minute No.	Ref. No.	Approval of Previous Board Meeting	Action By:
255/18		Acting Chairman Borja called for a motion to be made on the approval of the Minutes for the previous Board Meeting on November 09, 2018.	
256/18		After review and further discussion by the Board Members, a motion was made by Commissioner Paulino and seconded by Commissioner Pereda to approve the Board Meeting Minutes of November 09, 2018 as corrected.	
Minute No.	Ref. No.	New Business	Action By:
257/18		<p>Resolution No. FY2019-001, Resolution recognizing the dedicated service and leadership of Mr. George A. Santos known as "GAS-man" and commending him for the contributions he made to the Guam Housing and Urban Renewal Authority and the People of Guam</p> <p>Acting Chairman Borja requested if Mr. George A. Santos would like to make any changes to the resolution regarding the removal of "GAS-man" indicated on the resolution. Mr. Santos stated he accepts the resolution as is.</p> <p>Acting Chairman Borja then requested for a motion to approve the resolution.</p>	

Minute No.	Ref. No.	New Business	Action By:
258/18		<p>A motion was made by Commissioner Pereda and seconded by Commissioner Paulino to approve Resolution No. FY2019-001, Resolution recognizing the dedicated service and leadership of Mr. George A. Santos known as "GAS-man" and commending him for the contributions he made to the Guam Housing and Urban Renewal Authority and the People of Guam. Without any further discussion and objection, the Motion was approved.</p> <p>Acting Chairman Borja presented the resolution to Mr. Santos along with a plaque.</p> <p>Mr. Santos thanked the Board and the GHURA Management and Staff for their time and dedication and stated how he enjoyed his time at GHURA.</p>	
Minute No.	Ref. No.	Correspondence and Reports	Action By:
259/18		<p>GHURA - REAC PHA Prevalence Report</p> <p>Mr. Albert Santos stated that HUD provides annual comparison REAC performance to prior inspections. The last report that was given to us in 2017 indicated some major items that were compared to the prior years. This report assists us with areas to concentrate on. We were able to meet with the staff and show the breakdown of all the major deficiencies and how the number of deficiencies in the prior years had increased in total.</p>	Albert Santos

Minute No.	Ref. No.	Correspondence and Reports	Action By:
259/18 continuation		<p>This report shows how we did that year which indicated a major improvement.</p> <p>Mr. Santos stated that the problem we had was that each inspector had a certain strength that they focused on. With this inspector, infestation was his strength which showed that the prior year we only had 7 compared to this year where we had 25 findings. This indicated a significant increase with the number of deficiency points.</p> <p>Paint peeling – we do have units that still contain lead-based paint. Staff is quite aware of it and whenever we do have a finding, we have to address and mitigate the issue as soon as possible. We were very fortunate, however, because all the paint peelings were found on units that did not contain lead; otherwise, the mitigation process would be very lengthy. Mr. Santos stated that for the past two years, this is something that the OIG have been focusing in very closely. There have been quite a few lawsuits brought in the Mainland on Public Housing in referenced to lead-based contamination, especially with children. We still report to HUD quarterly regarding all tests reported to Public Health and are very fortunate that there are no reports of lead-based poisoning with our children. Lead-based peelings is a concern; therefore, our staff makes sure that all our units that are known to contain lead-based paint are maintained and in good condition.</p> <p>Mr. Santos stated that we can see with this report some of the increase and variance went up but not to the point of where we were last year.</p>	

Minute No.	Ref. No.	Correspondence and Reports	Action By:
259/18 continuation		<p>We do see that the total count of deficiencies last year was at 2,724 compare to our 1,681 this year, an overall reduction of 38%.</p> <p>Mr. Santos further stated that the staff did very well and the individual that prepares these particular report is impressed and will be here in January 2019 to personally acknowledge our staff for a job well done.</p> <p>Director Duenas stated that we are also using this chart to guide our maintenance activities in the future as well as how we use our Capital Fund monies. We have used the Capital Fund to do the additional lead-based testing. Once the report is accepted by HUD, we will feel that lead-based paint will no longer be an issue for us. We are also using the monies to update the quality of doors we are currently using. We are also looking at addressing our pest control regarding the presence of fire ants and rat infestation found in several areas.</p> <p>Mr. Santos stated that AMP2 is scheduled for an inspection sometime in February or March and is using this chart to assist them in what areas to address.</p> <p>Deputy Director Leon Guerrero stated that a series of Town Hall Meetings were completed within AMP2 where the residents were notified of the upcoming events and to be aware that maintenance folks from the other AMPs will be present in the area and assisting with the preparation.</p>	

Minute No.	Ref. No.	Correspondence and Reports	Action By:
260/18		<p>FY2018 Preliminary Financials</p> <p>Ms. Lucele Leon Guerrero reported the Preliminary Financial Highlights of the Fiscal Year ending September 30, 2018. She also stated that this is an unaudited draft that was provided to our auditor, Burger, Comer, Magliari for Audit Planning Purposes.</p> <p>Our unaudited financial data schedule is due to REAC Online System by November 30, 2018 which will include all our adjustments, reconciliation and reclasses that is currently ongoing.</p> <p>The financial statements are divided by the major programs, non-major programs, and other enterprise funds. The major programs are considered those with their total revenue over \$2.5M and above. They are CDBG, S8 Housing Choice Vouchers, and Public Housing.</p> <p>Guma Trankilidat is less than the amount but is considered a major program due to a program audit requested by USDA. We still owe \$961K from the original USDA \$2M loan in 1980.</p> <p>The non-major programs are all the other programs that are Federal such as MFSC, ESG, HOME, COC, CFP, FSS, and ROSS. Other enterprise funds which is everything else such as local funds or other contracts that are non-federal. COCC, GHURA 500, Yona Urban Renewal, LIHTC, and Pilot are a few.</p>	<p>Lucele Leon Guerrero</p>

Minute No.	Ref. No.	Correspondence and Reports	Action By:
260/18 continuation		<p>Statement of Net Position (Assets):</p> <ul style="list-style-type: none"> • We have \$13.6 M in cash • Our property, plant, & equipment or anything physically that we own is net of depreciation at \$27.1M • GHURA owns \$54.2M <p>Statement of Net Position (Liabilities and Net Position):</p> <ul style="list-style-type: none"> • Our payments due to vendors and contractors is \$204K • What GHURA is worth at this point of time is \$25.3M <p>Combined Statement of Revenues, Expenses, Change in Net Position:</p> <ul style="list-style-type: none"> • Our operating revenues total \$43.6M of which \$40.6M is from HUD, \$730K from Tenant Rental Revenues, and \$2.3M from other sources such as Management Fees and Property Sales • Our operating expenses totals \$43.1M of which more than half goes to paying out landlords and tenants' utility reimbursements, \$5.3M is used for paying salaries and benefits, \$5.2M is used for repairs and maintenance, and \$4.8M for paying other expenses such as insurance and utilities • Our net income from operation is \$461K • Our non-operating income totals \$658K which includes interest on the loan at \$55K and interest income coming in from our different programs at \$713K • Our net income is \$1.1M • GHURA's worth is \$25.3M which showed an increase from last year's \$24.1M 	

Minute No.	Ref. No.	Correspondence and Reports	Action By:
260/18 continuation		<p>Highlights:</p> <ul style="list-style-type: none"> • Guma Trankilidat is reflecting an income of \$26.3K, \$150K have been transferred to reserves for future CNA projects • Public Housing reflects a combine income of \$481K which will go into reserves if not used by the end of the year • S8 HCV reflects an income of \$296K not including the deduction of office rent at \$104K • Local Funds show a combined loss of \$645K, however, we are expecting building rental from a couple of divisions • Revolving Funds show a combined income of \$349K which includes LIHTC and Pilot • Trust funds reflect a combined income of \$90 which is interest earned and received • For other funds we have a combined loss of \$6K, however, Yona Urban Renewal has reserves to cover their expenses 	
Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18	<p>Update on the Construction for the Sinajana Central Precinct</p> <p>Mr. Albert Santos stated that we were delayed a couple of days with the pouring of the roof. Public Works and our consulting firm, TRA came out and checked the roof, the rebars, and everything before they poured as required and found nothing wrong. However, when our staff, Mr. Andrew Manglona went out to</p>	Albert Santos

Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18 continuation	<p>make sure all is okay, he found that Public Works and TRA missed some spots which we had the contractors re-lift certain bars and cancelled that pouring. The day when the pouring was rescheduled, Perez Brothers couldn't do it because they were over-booked. Therefore, the pouring was just done the day before.</p> <p>All the flat roof has been done and the upper roof on the back side will be completed next week. A lot of progress has been made on the site. After seven days starting today, the contractors will be allowed to remove the form work and put back the shoring jacks. Therefore work on the other things can be made such as the ducting system. All the long lead items are all on island.</p> <p>Mr. Santos stated that they are moving along. The date for substantial completion is still set for December 2018. He hopes by the next Board Meeting he will have better dates on how things look. He also hopes to bring the Board out to the site to see the progress and the work currently being done.</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
261/18		<p data-bbox="673 300 1206 436">Intent of Award, Re-bid of IFB#GHURA-8-20-2018-AMP3, Roof Repair and Roof coating of units at GHURA99 Development in Agat</p> <p data-bbox="673 478 1206 793">Mr. Albert Santos stated that the original scope that was put out included the removal of all existing coating which included all the overhang. He was surprised to see the results from the original bid that came back although knowing that the amounts were high mostly due to the cost of the materials.</p> <p data-bbox="673 835 1206 1518">He and Mr. Andrew Manglona visited the development and saw that most of the failure points were on the flat roofs. They also noticed that there were no issues and no chipping on the overhang therefore decided to leave the existing roof coating on it and use a thinner coating than previously requested on the slope roofs. With the flat roofs, they are sticking with what was asked on the original scope which is the removal of all the existing coating and re-coating of it at 60mil thick. It's a 5 layer application roof coating system where the coating itself is more expensive than the total labor. This coating is requested to ensure it lasts another 20 years with no leaks. The last time it was done was 20 years ago.</p> <p data-bbox="673 1560 1206 1833">A total of 9 contractors picked up a bid packet and 8 submitted proposals. Genesis Tech submitted the lowest bid. They are qualified and have all the necessary classifications as required by law. Their proposal was lower than the estimate in hopes of getting the needed job to keep his employees employed.</p>	Albert Santos

Minute No.	Ref. No.	NEW BUSINESS	Action By:
261/18 continuation 262/18		<p>Therefore they are requesting the Board to approve a contract with Genesis Tech</p> <p>A motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Paulino to approve a contract with Genesis Tech Corp. for the Intent of Award, Re-bid of IFB#GHURA-8-20-2018-AMP3, Roof Repair and Roof coating of units at GHURA99 Development in Agat in the amount of \$402,000.00. Without any further discussion and objection, the Motion was approved.</p>	
Minute No.	Ref. No.	General Discussion / Announcements	Action By
263/18		<p>Proposed Board Visit to The Sinajana Central Precinct construction site:</p> <p>Tuesday, November 27th in the morning</p>	
264/18		<p>Next Proposed Scheduled Meeting:</p> <p>Thursday, December 6th Thursday, December 20th</p>	
265/18		<p>Thanksgiving Luncheon for Staff:</p> <p>Wednesday, November 28th at 11:00 a.m.</p>	
266/18		<p>Christmas Party:</p> <p>Friday, December 7th at Nikko Hotel sponsored by the GHURA Employees Association</p>	

Minute No.	Ref. No.	General Discussion / Announcements	Action By
267/18		Consolidated Annual Performance and Evaluation Report (CAPER): Copies of the draft report are given for review. It is due to HUD December 29 th . The CAPER will be included on the December 6 th meeting for questions.	

268/18

ADJOURNMENT

There being no further business before the Board, a motion was made by **Commissioner Pereda** and Seconded by **Commissioner Paulino** which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **12:58 p.m.**

(SEAL)



MICHAEL J. DUENAS
Board Secretary/Executive Director



REAC - Research and Development

Back to PHA Selection

Comparison of the Top 20 Observed Defects (Projected)* Guam Housing & Urban Renewal Authority (GQ001) Most Recent Inspections vs Previous Inspections (DCD 4.0)

(Rank order based on the percent of the total defect count for the most recent released inspection)

Area (A)	Item Name (B)	HS (C)	Defect Description (D)	Most Recent Count of Defects (E)	Most Recent % of Total Defects (F)	Previous Count of Defects (G)	Previous % of Total Defects (H)	% Point Difference (I)
Health And Safety-Unit	Infestation	NLT	HS - Rats/Mice/Vermin (Infestation)	205	12.2%	7	0.3%	11.9%
Unit	Kitchen Items		Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	181	10.8%	178	6.5%	4.3%
Unit	Floors		Unit - Peeling/Needs Paint (Floors)	123	7.3%	7	0.3%	7.0%
Unit	Bathroom Items		Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	97	5.8%	134	4.9%	0.9%
Health And Safety-Unit	Infestation	NLT	HS - Insects / ants (Infestation)	79	4.7%	140	5.1%	(0.4%)
Health And Safety-Unit	Windows	NLT	Unit - Inoperable/Not Lockable (Windows)	77	4.6%	104	3.8%	0.8%
Unit	Windows		Unit - Damaged/Missing Screens (Windows)	75	4.5%	188	6.9%	(2.4%)
Unit	Doors		Unit - Damaged Hardware/Locks (Doors)	70	4.2%	59	2.2%	2.0%
Unit	Ceiling		Unit - Peeling/Needs Paint (Ceiling)	64	3.8%	70	2.6%	1.2%
Health And Safety-Unit	Bathroom Items	NLT	Unit - Shower/Tub - Damaged/Missing (Bathroom)	60	3.6%	22	0.8%	2.8%
Unit	Doors		Unit - Damaged Surface (Holes/Paint/Rust/Glass) (Doors)	59	3.5%	260	9.5%	(6.0%)
Health And Safety-Unit	Infestation	NLT	HS - Insects / roaches (Infestation)	50	3.0%	7	0.3%	2.7%
Unit	Windows		Unit - Inoperable/Not Lockable (Windows)	49	2.9%	7	0.3%	2.6%
Unit	Bathroom Items		Unit - Lavatory Sink - Damaged/Missing (Bathroom)	45	2.7%	34	1.2%	1.5%
Unit	Walls		Unit - Damaged (Walls)	43	2.6%	25	0.9%	1.7%
Unit	Walls		Unit - Peeling/Needs Paint (Walls)	39	2.3%	39	1.4%	0.9%
Health And Safety-Unit	Electrical System	NLT	Unit - GFI - Inoperable (Electrical System)	32	1.9%	47	1.7%	0.2%
Unit	Doors		Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	28	1.7%	404	14.8%	(13.1%)
Unit	Water Heater		Unit - General Rust/Corrosion (Hot Water Heater)	22	1.3%	79	2.9%	(1.6%)
Building Exterior	Walls		BE- Missing Pieces/Holes/Spalling (Walls)	21	1.2%	42	1.5%	(0.3%)
			All Other Defects Excluding Top 20	262	15.6%	871	32.0%	(16.4%)
			Total Count of all Defects	1,681	100.0%	2,724	100.0%	0.0%
			Total Number of developments inspected	4	0.0%	4	0.0%	0.0%

*Defect count projections: The number of defects is projected to reflect all buildings and units, and not just inspected buildings and units.

Column A: The inspectable area (Site, Building Exterior, etc.) where the defect is found.

Column B: The inspectable item (bathroom, kitchen, doors, etc.) affected by the defect.

Column C: NLT=Non-Life Threatening; LT=Life Threatening

Column D: A description of the defect.

Column E: The projected Count of the most prevalent defects in the most recent inspections.

Column F: Each defect's projected count represented as a percentage (share) of the total of the defect type from the most recent inspections.

Column G: The projected Count of the defects for the previous inspections.

Column H: Each defect's projected count represented as a percentage (share) of the total of the defect type from the previous inspections.

Column I: The percent of point difference between the most recent inspections and previous inspections.

GHURA
Preliminary Financial Highlights
Fiscal Year Ended September 30, 2018
BOC Meeting, November 20, 2018

Statement of Net Position (Assets):

- Cash for all programs total \$13.6 M
- Property, Plant & Equipment (net of depreciation) total \$27.1 M.
- Total Assets (what GHURA owns) equal \$54.2 M.

Statement of Net Position (Liabilities and Net Position):

- Payments to vendors/contractors total \$204 K.
- GT debt to USDA RD total \$961 K.
- Net Position (what GHURA's worth) is \$25.3 M.

Combined Statement of Revenues, Expenses, Change in Net Position:

- Operating Revenues total \$43.6 M (\$40.6 M are from HUD, \$730 K from Tenant Revenue and \$2.3 M from other sources such as management, bookkeeping and asset management fees, property sales, etc.).
- Operating Expenses total \$43.1 M (\$27.8 M paid to landlords for HAP and tenants for utility reimbursements, \$5.3 M paid salaries and benefits, \$5.2 M paid for repairs and maintenances and \$4.8 paid for other expenses such as office, utilities, insurances, legal and professional, protective, advertising, travel, etc.).
- Net income from operation is \$461 K.
- Non-operating income total \$658 K (other income of \$713 K were received and \$55 K of interest expenses were paid for GT – RD Loan).
- Change in net position (net income) is \$1.1 M.
- Net position increased from \$24.1 M to \$25.3 M. (what GHURA's worth)

NOTE: Numbers indicated are preliminary, DRAFT and Unaudited, provided to the Independent Public Auditor for Audit Planning Purposes, Unaudited Financial Data Schedule due to Real Estate Assessment Center (REAC Online System) by November 30, 2018 and Adjustments, reconciliations and reclasses are ongoing.

GHURA

Preliminary Financial Highlights

Fiscal Year Ended September 30, 2018

BOC Meeting, November 20, 2018

Highlights:

- Change in Net Position (Net income) = \$1.1 M
- Program/Project Funds with net cash inflow (net income) are: Supportive Housing for the Elderly (GT), FSS Program Coordinator Grant (FSS), Multifamily Housing Services Coordinator (MFHSC), HOME Investment Partnerships (HOME), Public Housing Capital Fund (CFP), Public and Indian Housing (AMPs or PH), Section 8 Housing Choice Vouchers (S8 HCV), Resident Opportunity and Supportive Services (ROSS), Revolving Funds and Trust Funds.
- Program/Project Funds with net cash outflow (net loss) are: Community Development Block Grants/Special Purpose Grants/Insular Areas (CDBG), Continuum of Care (CoC), Emergency Solutions Grants (ESG), LOCAL Funds and Other Funds.
- The following are Grants, reflecting net cash inflows and outflows due to timing differences: MFHSC, CDBG, ESG, HOME, CoC, CFP, FSS, NSP and ROSS.
- GT reflects income of \$26.3 K. \$150 K has been transferred to reserves for future CNA Projects. USDA approved the use of reserves for the second group of Rehabilitation of 6 units. CNA Project has been in progress since 2014.
- AMPs or PH reflect a combined income of \$481 K. Net cash inflow (income) will be reserves if not expended by fiscal year end.
- S8 HCV reflects income of \$296 K. Office Rent to COCC not included yet. Program is continues to be frugal with expenditures. Any unexpended receipts for HAP and Admin Fees becomes Reserves at year end.
- LOCAL Funds reflect a combined loss of \$645 K. COCC Building Rental Income from HCV and CPD not included yet. CPD Program Management Fee not included yet. Continuing to be frugal with expenditures.
- Revolving Funds reflect a combined income of \$349 K. LIHTC and PILOT included.
- Trust Funds reflect a combined income of \$90. Interest income earned and received.
- Other Funds reflect a combined loss of \$6 K. Yona Urban Renewal Fund has cash reserves from prior years to cover expenditures.

NOTE: Numbers indicated are preliminary, DRAFT and Unaudited, provided to the Independent Public Auditor for Audit Planning Purposes, Unaudited Financial Data Schedule due to Real Estate Assessment Center (REAC Online System) by November 30, 2018 and Adjustments, reconciliations and reclasses are ongoing.

Combined Statement of Net Position
Fiscal Year ended Sept 2018

Financial Statement		Balance Sheet											
Sum of Adj Ending Balance		Fiscal Year		2018		FS Major Program Category						Grand Total	
FS Classification	FS Category	FS Line Subcategory	Major Enterprise Funds	Non-Major Enterprise Funds	Other Enterprise Funds								
Assets	Current assets	Cash - unrestricted	10,284,039.19	208,083.98	407,827.15							10,899,950.32	
		Cash - restricted - other	2,449,817.40		106,487.72							2,556,305.12	
		Cash - restricted - FSS	164,531.88		4,329.42							168,861.30	
		Cash - restricted - security deposits	17,422.98									17,422.98	
	Current assets Total		12,915,811.45	208,083.98	518,644.29							13,642,539.72	
	Accounts receivable	Notes receivable - current portion-		91,447.89	76,679.16							168,127.05	
		Tenants	139,038.79	1,451.04								140,489.83	
		HUD	257,577.33	274,015.26								531,592.59	
		Other Government Agencies			9,774.21							9,774.21	
		Due from other funds	1,265,324.48	7,751.09	5,115,974.39							6,389,049.96	
		Accrued Interest	210.84	4,574.99	13.11							4,798.94	
		Other	341,693.99		115,088.49							456,782.48	
	Accounts receivable Total		2,003,845.43	379,240.27	5,317,529.36							7,700,615.06	
	Allowance for doubtful accounts		(44,893.17)	(2,098.09)	(184,339.88)							(231,331.14)	
	Allowance for doubtful accounts Total		(44,893.17)	(2,098.09)	(184,339.88)							(231,331.14)	
	Investments	Unrestricted	1,024,938.22		75,259.07							1,100,197.29	
		Restricted/reserved by fiscal agent	185,076.33									185,076.33	
	Investments Total		1,210,014.55		75,259.07							1,285,273.62	
	Prepayments and current other assets	Prepayments and current other assets	9,871.02		74,907.59							84,778.61	
	Prepayments and current other assets Total		9,871.02		74,907.59							84,778.61	
	Inventories	Inventories	268,094.14									268,094.14	
	Inventories Total		268,094.14									268,094.14	
	Other real estate	Other real estate											
	Other real estate Total												
	Noncurrent assets	Capital assets: Land	3,510,777.00									3,510,777.00	
		Capital assets: Leasehold Improvements	295,588.60									295,588.60	
		Capital assets: Buildings and Improvements, at cost	91,287,469.11		592,477.51							91,879,946.62	
		Capital assets: Infrastructure	1,078,697.87		48,370.20							1,127,068.07	
		Capital assets: Furniture & equipment, at cost (Administrative)	1,670,741.06	8,264.90	418,385.34							2,097,391.30	
		Capital assets: Furniture & equipment, at cost (Dwellings)	2,062,263.32									2,062,263.32	
		Accumulated depreciation	(77,928,588.44)	(8,264.91)	(351,054.80)							(78,287,908.15)	
		Promissory notes, noncurrent		3,770,311.03	478,467.23							4,248,778.26	
	Noncurrent assets Total		21,976,948.52	3,770,311.02	1,351,750.48							27,099,010.02	
	Deferred outflows of resources from pension	Deferred outflows of resources from pension	1,147,352.58	102,913.25	408,087.17							1,658,353.00	
	Deferred outflows of resources from pension Total		1,147,352.58	102,913.25	408,087.17							1,658,353.00	
Assets Total			39,487,044.52	4,458,450.43	10,267,296.08							54,212,791.03	
Liabilities	Current liabilities	Accounts payable-vendors	10,288.44	(18.50)	(214,225.70)							(203,956.16)	
		Note payable - current portion	(66,000.00)									(66,000.00)	
		Compensated absences - current portion	(69,724.07)	(4,932.46)	(30,705.72)							(105,362.25)	
		Due to HUD	(12,100.20)									(12,100.20)	
		Due to other funds	(2,710,533.56)	(304,704.02)	(3,374,193.53)							(6,389,431.11)	
		Security deposits	(135,325.99)	(6,000.00)	(3,173.00)							(144,498.99)	
		FSS - tenant escrow	(131,513.48)									(131,513.48)	
		Accrued salaries and wages	(49,416.02)	(17,140.18)	(13,470.23)							(80,026.43)	
		Accrued liabilities-PILOT	(122,189.00)									(122,189.00)	
		Accrued liabilities			(173,532.43)							(173,532.43)	
		Deferred revenues	(413,735.53)	(18,429.10)	(1,149,591.28)							(1,581,755.91)	
		Other current liabilities	(712.69)		(921,189.20)							(921,901.89)	
	Current liabilities Total		(3,700,962.10)	(351,224.66)	(5,880,081.09)							(9,932,267.85)	

Combined Statement of Net Position
Fiscal Year ended Sept 2018

	Noncurrent liabilities	FSS - tenant escrow	(18,882.88)			(18,882.88)
		Net pension liability	(9,226,945.37)	(827,607.34)	(3,281,809.29)	(13,336,362.00)
		Long-term debt, net of current portion	(895,450.36)			(895,450.36)
		Accrued compensated absences	(285,347.35)	(5,214.89)	(99,663.87)	(390,226.11)
		Other long-term liabilities	(280,906.09)	(3,899,597.35)	(97,576.13)	(4,278,079.57)
	Noncurrent liabilities Total		(10,707,532.05)	(4,732,419.58)	(3,479,049.29)	(18,919,000.92)
	Deferred inflows of resources from pension		(69,641.49)	(6,245.10)	(24,769.41)	(100,656.00)
	Deferred inflows of resources from pension Total		(69,641.49)	(6,245.10)	(24,769.41)	(100,656.00)
Liabilities Total			(14,478,135.64)	(5,089,889.34)	(9,383,899.79)	(28,951,924.77)
Net position	Net position	Investment in capital assets, net of related debt	(19,972,815.88)	0.01	(3,504,866.11)	(23,477,681.98)
		Restricted	(1,751,443.17)		(25,000.00)	(1,776,443.17)
		Unrestricted	(1,861,479.98)	631,332.73	2,342,518.38	1,112,371.13
	Net position Total		(23,585,739.03)	631,332.74	(1,187,347.73)	(24,141,754.02)
Net position Total			(23,585,739.03)	631,332.74	(1,187,347.73)	(24,141,754.02)
Grand Total			1,423,169.85	(106.17)	(303,951.44)	1,119,112.24
Edit check			(23,585,739.03)	631,332.74	(1,187,347.73)	(24,141,754.02)

Combined Statements of Revenues, Expenses and Changes in Net Position
Fiscal Year ended Sept 2018

Financial Statement		Statement of Revenues			
Sum of Adj Ending Balance		Fiscal Year		2018	
		FS Major Program Category			
FS Category		Major Enterprise Funds		Other Enterprise Funds	
Operating revenues		FS Line Subcategory		Grand Total	
	Management fees	(38,389,221.43)	(2,231,919.59)	(975,328.23)	(975,328.23)
	HUD PHA Operating Grants	(122,867.25)	(182,245.54)	(521,902.36)	(40,621,141.02)
	Other income	(690,247.28)	(39,537.82)		(827,015.15)
	Tenant rental income			(271,807.50)	(729,785.10)
	Bookkeeping fees			(82,500.00)	(271,807.50)
	Asset management fees			(46,692.50)	(82,500.00)
	Property Sales				(46,692.50)
Operating revenues Total		(39,202,335.96)	(2,453,702.95)	(1,898,230.59)	(43,554,269.50)
Operating expenses		27,846,755.54			27,846,755.54
	Housing assistance payments	4,140,822.45	901,866.40	195,887.12	5,238,575.97
	Repairs and maintenance	870,444.14	1,129,379.76	96,515.23	2,096,339.13
	Other administrative expenses	3,720.00			3,720.00
	Tenant Services	1,491,711.96	291,465.08	1,279,870.44	3,063,047.48
	Salaries and wages	536,405.97			536,405.97
	Salaries and wages-Administrative	329,868.70			329,868.70
	Salaries and wages-Tenant Services	975,328.23			975,328.23
	Management fees	525,953.40	83,046.40	420,462.21	1,029,462.01
	Employee Benefits	187,879.16			187,879.16
	Employee Benefits-Administrative	120,665.16	18,199.99		138,865.15
	Employee Benefits-Tenant Services	203,838.84			203,838.84
	Employee Benefits-Ordinary Maintenance	217,402.75	3,951.53	44,615.09	265,969.37
	Office expense	393,724.88	107.15	72,211.87	466,043.90
	Utilities	271,807.50			271,807.50
	Bookkeeping fees	120,642.23	972.89	15,369.79	136,984.91
	Insurance	59,620.90	4,818.20	51,332.94	115,772.04
	Legal and professional fees	82,500.00			82,500.00
	Asset management fees			13,020.87	13,020.87
	Travel	2,251.00		95.00	2,346.00
	Protective services	(20,503.01)	2,098.09	1,283.84	(17,121.08)
	Bad debts	38,110.34	6,888.90	10,033.98	55,033.22
	Advertising and marketing	50,525.00			50,525.00
	Payments in lieu of taxes				
Operating expenses Total		38,449,475.14	2,442,794.39	2,200,698.38	43,092,967.91
Non-operating revenues and expenses		(483,610.45)			(483,610.45)
	Capital grants	(13,436.79)		(416.35)	(13,853.14)
	Interest income on unrestricted investments	(19,825.50)			(19,825.50)
	Fraud recovery	(195,323.53)			(195,323.53)
	Other income	54,801.97			54,801.97
	Interest expense				
Non-operating revenues and expenses Total		(657,394.30)		(416.35)	(657,810.65)
Grand Total		(1,410,255.12)	(10,908.56)	302,051.44	(1,119,112.24)



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudat Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO FY2019-001

MOVED BY: GEORGE F. PEREDA

SECONDED BY: ELIZA U. PAULINO

COMMISSIONERS PRESENT:

Thomas E.B. Borja, Acting Chairman

Eliza U. Paulino, Commissioner

George F. Pereda, Commissioner

Joseph M. Leon Guerrero, Resident Commissioner

RESOLUTION RECOGNIZING THE DEDICATED SERVICE AND LEADERSHIP OF MR. GEORGE A. SANTOS KNOWN AS "GAS-man" AND COMMENDING HIM FOR THE CONTRIBUTIONS HE MADE TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY AND THE PEOPLE OF GUAM

WHEREAS, GAS-man, from June 2016 to October 2018, served with strong commitment and passion for public service on the Guam Housing and Urban Renewal Authority, Board of Commissioners; and

WHEREAS, his ability to lead the Authority's Board as the chairman has earned him the respect of his colleagues on the Board of Commissioners; the management and staff of GHURA; and

WHEREAS, GAS-man's contributions to board discussions on housing issues gave GHURA's management clear direction to achieve its annual objectives to offer the people of Guam affordable housing where they can raise their families and fulfill their desire to be in a safe, decent and affordable home; and

WHEREAS, under his leadership the Authority made a major investment in training the housing management staff which resulted in significant improvements in the unit occupancy rate, the collection rate on tenant account receivables and passing scores in the Uniform Physical Characteristics Score (UPCS); now therefore be it

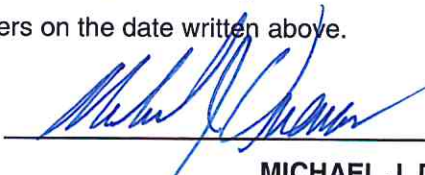
RESOLVED, that the GHURA Board of Commissioners, at a meeting duly called and announced, where a quorum of the Board members was present, and upon motion made and seconded, unanimously voted to hereby express their profound appreciation and gratitude for GAS-man's public service on the Board of Commissioners of the Guam Housing and Urban Renewal Authority.

PASSED IN A REGULAR BOARD MEETING HELD ON **NOVEMBER 20, 2018** AT THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY OFFICE IN SINAJANA, GUAM.

COPIES TO BE GIVEN TO THE GOVERNOR OF GUAM, THE SPEAKER OF THE GUAM LEGISLATURE; AND SENATOR TELENA NELSON, LEGISLATIVE OVERSIGHT - CHAIRWOMAN OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

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 the date written above.

(S E A L)



MICHAEL J. DUENAS
Secretary of the Board/Executive Director

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: Intent of Award, Re-bid of IFB # GHURA-8-20-2018-AMP3
Roof Repair and Roof Coating of Units at GHURA 99
Development in Agat,

Bid opening for the re-bid project was held on November 5, 2018 at 2:00p.m. There was a total of 9 contractors that purchase a set of bid specification of which 8 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1
1. Genesis Tech	\$402,000.00
2. Canton Construction Corp.	\$619,480.00
3. Hafa Adai Coatings	\$555,335.17
4. Murphy Enterprise	\$1,192,287.00
5. J.J. Global	\$433,288.00
6 IAM Corporation	\$884,666.90
7. Asia Pacific International	\$612,329.00
8. Yung Shing Corp	\$438,000.00

Government Estimate: \$467,882.90

This project was re-bided due to the lowest bid amount received, exceeded the Government estimate and budget. For this re-bid our staff re-scoped the work and identified other cost reduction in the thickness of the top coating for the sloped roof while maintaining the 60mil thickness of the flat portion where roof cracks and water ponding occurs. The need for the higher grade of roof coating is needed due to the type of panels used at the GHURA 99 development, which are w-panels.

Based on the re-bid results, our staff has determined that Genesis Tech submitted the lowest responsive bid. GHURA's staff met with Genesis Tech to determine if they fully understood the scope and materials required for the propose project, which they said that they had visited the site and climbed the roofs multiple times to ensure that their propose bid amount is in accordance with both the material specification. They also stated that the bid amount is in accordance with GHURA's requirements and they needed this project to maintain their present staff.

In our future review, because 90% of the required work is for roof coating, contractors are required to be licensed with the classification of C42, as indicated in their contractor license. This Contractor is cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Per our review and discussion with Genesis Tech proposal, our staff has determined that Genesis Tech is the lowest responsible responsive bidder. Based on Genesis Tech bid amount, the average roof repair and re-coating is \$4,232.00 per unit roof, in comparison to the original IFB issued for the project, which the lowest bid amount was at \$8,204.00 per unit roof.

Based on our staff's review and determination, we are requesting that the Board approve a contract with Genesis Tech Corp. for Base Bid Item No.1 in the amount of \$402,000.00 for the roof repair and re-coating of 95 units in Agat. Funding is available under the CAP funds

Attachment: Bid Tabulation
Clearance
Gov cost estimate
Verification of Contractors License for classification of C42

At the Regular Board Meeting of November 20, 2018, a motion was made by Resident Commissioner Leon Guerrero and Seconded by Commissioner Paulino to approve a contract with Genesis Tech Corp. for the re-bid of IFB#GHURA-8-20-2018-AMP3, Roof Repair and Roof Coating of Units at GHURA 99 Development in Agat in the amount of \$402,00.00. Without any further discussion and objection, the Motion was approved.

To: File
From: Architect & Engineering Manager
Subject: Rebid of Roof Repair and Roof Coating of Units at GHURA 99 Development in Asat

Company Name	Canton Construction Corp	Genesis-Tech Corporation	Hafa Admi Coatings	IAN Corp Construction	JJ Global Services
Asia-Pacific International Inc	Si Qun Wang	Younge Kim	Shino Thomas	Ian Chong	Luis Bustamante
Hun Yun Sun					

Department of Labor:							
ALPCD	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18
Fair Employment Practice	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18
Wage & Hour	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18
Workers Compensation	Expires 10/03/19	Expires: 06/21/19	Expires 06/30/19	Expires: 01/25/19	Expired: 10/31/2018	Expires: 03/10/19	Expires: 03/10/19

Guam Contractors			
Contractor to obtain clearance from Guam Contractors License Board			

U.S. Department	Cleared: 11/05/18	Cleared: 11/05/18	Cleared: 11/05/18	Cleared: 11/05/18

<i>Revenue & Tax EIN/SSN</i>	Contractor to report to Revenue and Tax Office
--------------------------------------	--

OSHA	Cleared 10/23/18	Cleared 10/23/18	Cleared 10/23/18	Cleared 10/23/18
				4 processed
				Update: 11/13/17 w/2 violations

<i>SAM Debarred List</i>	Cleared 10/26/18	Cleared 10/26/18	Cleared 10/26/18	Cleared 10/26/18
				Cleared 10/26/18

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

Company Name	<i>M80 Systems Inc.</i>	<i>Murphy Enterprises Inc</i>	<i>Triple Tech Incorporated</i>	<i>Yun Shing Guan Corp.</i>	
	<i>Michael Ady</i>	<i>Matthew Murphy</i>	<i>Alice Wu</i>	<i>Jun Rong Wang</i>	

Department of Labor:
ALPCD
Fair Employment Practice
Wage & Hour
Workers Compensation

Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18
Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18
Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18	Cleared 10/29/18
Expires:08/27/19	Expires: 12/29/18	Expires: 07/09/19	Expires: 11/07/18	

Guam Contractors
License Board

Contractor to obtain clearance from Guam Contractors License Board	
--	--

U.S. Department
of Labor

Cleared: 11/05/18	Cleared: 11/05/18	Cleared: 11/05/18	Cleared: 11/05/18
-------------------	-------------------	-------------------	-------------------

Revenue & Tax
EIN/SSN

Contractor to report to Revenue and Tax Office	
--	--

OSHA

Cleared 10/23/18	Cleared 10/23/18	Cleared 10/23/18	2 Processed
			Update: 03/30/15 w/2 violations

SAM Debarred List

Cleared 10/26/18	Cleared 10/26/18	Cleared 10/26/18	Cleared 10/26/18
------------------	------------------	------------------	------------------

COST ESTIMATE

ACTIVITY AND LOCATION: Re-bid of Roof coating at GHURA 99		CONSTRUCTION CONTRACT NO.		SHEET 1 OF 1	
PROJECT TITLE: Roof coating, water blasting, repair of cracks at 95 units		IDENTIFICATION NO.			
		ESTIMATED BY Albert H. Santos, A/E		DATE PREPARED Oct. 5, 2018	
		QUANTITY		ENGINEERING ESTIMATE	
ITEM DESCRIPTION		NUMBER	UNIT	UNIT COST	TOTAL
NEW SILICONE ROOF COATING 20Mil Dry File thickness RESTORATION SYSTEM OVER EXISTING		107328	sf	1.5 \$	160,992.00
PROVIDE NEW LIQUID URETHANE RUBBER MEMBRANE WATERPROOFING		80897.4	sf	\$3.50	\$283,140.90
repair of roof cracks		2500	LF	\$ 9.50	\$23,750.00
					\$ 467,882.90

2019

CONTRACTOR'S LICENSE

EDDIE BAZA CALVO
Governor of Guam

RAY TENORIO
Lt. Governor of Guam

Pursuant to the provisions of Chapter VII Title XI of the Government of Guam and the Rules and Regulations of the Contractors License Board, the Executive Director of Contractors hereby issues this license to:

Genisis-Tech Corporation

To engage in the business or act in the capacity
of a contractor in the following classifications

A,B,C11,C13,C15,C18,C20,C26,C33,C37,C42,C53 &
C68 (Epoxy Coating & Injection)

This license is the property of the Executive Director of Contractors, not transferable, and shall be returned to the Executive Director upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed on or before the expiration date.

Signature of RME
RME # N/A

Signature of LICENSEE
License # CLB11-0850

GRT # 201100687

Certificate # C-0618-0677

Issued: June 21, 2018

Expires: June 30, 2019



Marian Christian

MARIAN CHRISTIAN
BOARD CHAIRWOMAN

Eduardo R. Ordonez

EDUARDO R. ORDONEZ
EXECUTIVE DIRECTOR