

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

**The Guam Housing and Urban Renewal Authority (“GHURA”) will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, September 11, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.**

**If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, September 09, 2020 for more information.**

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



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., September 11, 2020  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana**

**AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing - Thursday, September 03, 2020

2<sup>nd</sup> Printing - Wednesday, September 09, 2020

**III. APPROVAL OF PREVIOUS BOARD MINUTES – August 28, 2020**

**PAGE(S)**

**IV. NEW BUSINESS**

1. GWA Request for Transfer of Ownership..... 1 - 9  
For Asan Lot 2, Block 9, Phase 2B-1, Tract 2025

**V. OLD BUSINESS**

1. HR Item: To complete the Personnel Action Processing ..... 10 - 12  
effected by Executive Management Performance Evaluation

**VI. CORRESPONDENCE AND REPORTS**

1. A/E Manager's Update

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Invitation to serve as a member of the RCUOG Board..... [HANDOUT]  
- Mr. Ray Topasna
2. Next proposed scheduled Board Meeting: Friday, September 25<sup>th</sup> @ 12:00 p.m.

**VIII. ADJOURNMENT**



**CURRENCY EXCHANGE RATES**  
On Sep. 2, \$1 was worth:

Keep posted and get more data and details online. Log on to see real time market data with our stock market tool at [postguam.com/stock\\_market](http://postguam.com/stock_market).  
48.543 PHPP 106.09 JPY¥ 1,185.52 KR₩₩ 29.371 TWD NTS 6.8278 CNY¥ 1.3616 AUD AS 0.8426 EUR €



**GIRLS INC.:** This undated photo of Girls Inc. was released by Macy's as part of its press release announcing its partnership with the nonprofit. Photo courtesy of Macy's

# Macy's partners with nonprofit Girls Inc.

Macy's has partnered with Girls Inc. to support their critical work of providing research-based programming and safe, supportive spaces to help girls be socially and emotionally well, despite the COVID-19 pandemic and persistent racial discrimination and injustice, the company announced.

Throughout September, Macy's will offer customers the opportunity to round up their in-store purchase to the nearest dollar - up to 99 cents - and donate their change or donate on <http://macys.com> to support Girls Inc.

Macy's has partnered with Girls Inc. to host a selection of virtual online programs and panels to ensure girls feel connected, supported and empowered during these unprece-

dent times. These online programs include resources surrounding health, academia and life-skill development.

Together, Macy's customers and colleagues can help Girls Inc. in their mission to inspire all girls to be strong, smart and bold, the company stated.

Girls Inc. provides girls long-lasting mentoring relationships and safe spaces to help them navigate gender, economic, and social barriers to grow up healthy, educated and independent, according to Macy's.

*(Daily Post Staff)*



### For details:

More information is available at [macys.com/macysgives](http://macys.com/macysgives).

# GCC workforce conference tackles post-COVID-19 employment

Job opportunities may not look the same in a post-pandemic economy.

Faced with the difficulties of doing business in the current environment, entrepreneurs and business owners are looking for innovative ways to operate in a post-pandemic economy.

With new business mindsets come new job opportunities.

This was a topic tackled at Day One of the Guam Community College Workforce Opportunities Reimagined Conference.

Representatives from government and the private sector provided a picture of the island today and where it should be heading.

Varying perspectives were presented by business and government leaders, GCC officials stated. However, the common theme was the need to provide support and training for Guam's workforce.

"Today, we start a discussion that will help us identify critical areas of employment needing to be filled ... and determine how we can more

directly connect a ready workforce to the businesses and organizations that will need more skilled employees in a Post-COVID economy," said Mary Okada, president of GCC.

Topics discussed included a circular economy emphasizing sustainability and responsibility, and a cannabis industry.

Speakers also emphasized the need for broader access to technology for education and business.

The Workforce Opportunities Reimagined Conference continues today, from 9 a.m. - noon. Day Two will feature seven breakout sessions and allow for more targeted discussions: Construction; Tourism and Hospitality; Healthcare; Retail, Wholesale and Manufacturing; Transportation; Telecommunications, Technology and Automation; and New and Growth Industries.

The conference is open to the public. Those interested in participating can register at [www.getguamworking.com](http://www.getguamworking.com).

*(Daily Post Staff)*

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## ATTENTION CUSTOMERS

Our office will be closed on **Monday, September 7, 2020** in observance of **Labor Day**.

We will resume regular business hours on Tuesday, September 8, 2020.

## EARLY DEADLINES

| PUBLICATION DATE:          | Need to build ad deadline:         | Camera ready ad deadline:       |
|----------------------------|------------------------------------|---------------------------------|
| Tuesday, September 8, 2020 | Wednesday, September 2, by 12 noon | Friday, September 4, by 12 noon |

Please feel free to call our office or send us an email if you have any questions.

**HAPPY LABOR DAY!**

THE GUAM DAILY POST

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## GUAM ENVIRONMENTAL PROTECTION AGENCY AHENSIAN PRUTEKSION LINA'LA GUAHAN PUBLIC NOTICE

### PROPOSED ISSUANCE OF SOLID WASTE MANAGEMENT FACILITY PERMITS

The Guam Environmental Protection Agency (Guam EPA) wishes to notify the general public and other interested parties of Guam EPA's intent to issue a Solid Waste Permit to the following company:

**U.S. Naval Base Guam**  
Hardfill (Construction & Demolition Debris),  
Storage & Processing (Green & Untreated Wood Waste)  
U.S. Naval Base Guam Landfill, Santa Rita, Guam

The Permits and their conditions are proposed and open for public comment, in accordance with 10 GCA §51104.

A copy of the proposed permit and permit applications for the applicant listed above, and all other supporting documents are available for public inspection, Monday through Friday (excluding holidays), 9:00 a.m. to 5:00 p.m. at the agency's administration building located at 17-3404 Mariner Avenue, Tiyan Barrigada. A public hearing will be held in the event a reasonable request is made.

**PUBLIC REVIEW AND COMMENT PERIOD:**  
**THURSDAY • SEPTEMBER 3, 2020 - MONDAY • OCTOBER 19, 2020**

Written comments are welcomed and must be received by the agency via hand delivery, or mail and should be addressed to: Solid Waste Management Program, c/o Guam EPA:  
17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617.

Written comments must be received, or postmarked no later than 5:00 p.m. on Monday, October 19, 2020.

**Facsimile submittals will not be accepted.**

The final decision to set conditions and issue the final permit or deny application for the permit will be decided after all comments have been considered. Please bring this information to the attention of all persons who may be interested in this matter.

For more information, please contact Glenn San Nicolas at 671.300.4751 or [glenn.sannicolos@epa.guam.gov](mailto:glenn.sannicolos@epa.guam.gov) /s/ WALTER S. LEON GUERRERO, Administrator

(THIS AD PAID FOR BY U.S. Naval Base Guam)

COVID-19 continued from page 1

**43 new confirmed cases**

There were 43 new confirmed cases as of Tuesday evening out of 795 samples tested, JIC announced.

Guam now has a total of 1,713 confirmed cases since March.

Fifty patients were hospitalized at GMH and 14 of them were in the intensive care unit as of Tuesday evening.

**5 at Customs test positive**

JIC also confirmed five Guam Customs and Quarantine Agency employees have tested positive for COVID-19. The employees were assigned

to the Port Authority of Guam Customs field office.

The Department of Public Health and Social Services is conducting contact tracing and protocols were put in place for the isolation and quarantine of all those assigned to this office, JIC stated.

The office has since been sanitized and disinfected. Officers and administrative support staff have been temporarily reassigned from other sections to ensure continued operations at the seaport.

**Port Authority has another case**

At the Port Authority,

General Manager Rory Respicio confirmed Tuesday another Port employee has tested positive for COVID-19.

The agency immediately began contact tracing for employees who were potentially exposed, he stated. Four employees were sent for testing. Two test results were negative for COVID-19 and the test results for the other two employees were pending.

In total, the Port has identified six employees who have tested positive. Three of the six positive employees have been released from isolation, according to the agency.

(Daily Post Staff)

CUSTOMS continued from page 1

tional Airport, also remains on duty, Chief of Customs Vincent Perez said. The officer continues working in the same area at the airport, he also confirmed.

"As far as the administrative matter, we actually requested for the governor's office for an investigation because we didn't want to be the ones handling anything," he stated. "There is an entity, the Guam Police Department, that is looking into the administrative investigation. I don't know anything about that as far as the results."

Peredo was placed on administrative leave pending the outcome of an administrative investigation conducted by the GPD Legal Affairs & Internal Affairs section, according to Krystal Paco-San Agustin, Adelup's spokeswoman.

"That investigation is now complete and based on its independent findings, Peredo was returned to duty today," Paco-San Agustin stated.

"The investigation stems from an alleged incident between Peredo and a subordinate on July 9, 2020 at the Guam international airport."

GMH continued from page 1

An emergency room doctor attended to the boy at the hospital. But by 7:16 a.m., the boy was dead.

These details are now public following a U.S. Centers for Medicare and Medicaid Services investigation into the boy's death.

**Investigation**

CMS investigated the case, along with three other complaints, during a weeklong visit to GMH in mid-2019. This contributed to a deficiency issued on the standard for nursing care at the government-run hospital.

There was some disagreement on how the treatment should have been handled, based on interview notes. The investigation also revealed that staff did not consider calling for additional resources to assist with assessing Asher, despite the boy's deteriorating respiratory conditions.

CMS conducted a revisit, recertification survey and complaints investigation between April 29 and May 3, 2019, according to GMH Administrator Lillian Perez-Posadas.

CMS does not provide the details of a complaint and only informs the hospital that a complaint exists, she said.

Two of the complaints involved concerns self-reported by the hospital, and of which investigations had already begun prior to the surveyor's arrival, Perez-Posadas said.

The Guam Daily Post requested the additional CMS investigation reports, but GMH has not yet responded to the request.

The complaint related to Asher was substantiated by CMS.

GMH has implemented corrective measures, but these initiatives, including the creation of policy on the use of the Pediatric Early Warning Score, used to measure and predict a child's clinical status, were not completed until June 2019.

There was no effort to implement policy improvements immediately after Asher's death, nor was the case evaluated despite a requirement to do so, according to CMS' notes of interviews with hospital staff.

**Failure to provide adequate nursing**

The investigation report states that GMH failed to provide adequate nursing care for two of 12 sampled patients, identified as Patient 4 and Patient 6. Asher is Patient 6. The documents state that a nurse failed to monitor Patient 4 during a routine hemodialysis treatment and he died. Details of the hemodialysis patient's case were not available as of press time.

Nurses also failed to monitor and use all available resources for Asher, CMS stated.

CMS began reviewing records regarding Asher's death on April 29, 2019, and interviews were conducted over the next few days.

No names are used in the documents but officials are identified with numbers.

Staff 5 told CMS that there were no initiatives implemented for improvement following Asher's death and that "staff did everything right."

Staff 6 acknowledged that Lubfosky experienced continuing status changes and difficulty breathing through her shift, from 7 p.m. to 7 a.m. His vital signs were in the abnormal range but she expected him to improve with medi-

cation, according to the interview notes. She did not consider calling a nursing supervisor or doctor to evaluate the child's condition.

While Asher was not placed into the pediatric Intensive Care Unit, Staff 6 indicated that he was moved closer to the nursing station for close monitoring.

When asked if she knew she could call for a code prior to Asher being unresponsive and not responding positively to treatment, Staff 6 indicated that "I have taken care of patients who are sicker than Patient 6."

Respiratory Staff 9 acknowledged that Asher's respiratory status and vital signs were abnormal. Staff 9 said a breathing tube would have been the best option when asked what she would have considered for the child.

Other staffers also stated that they did not consider calling for a doctor or supervisor for an in-person evaluation of Asher. It was also repeatedly stated that a rapid response team was not available for pediatrics at GMH.

However, an administrative staffer, identified as Staff 3, told CMS that a rapid response team is available for the entire hospital and she was not sure why pediatric staff did not call for backup. Staff 3 also told CMS that based on the child's documented clinical status, pediatric staff should have considered elevating his level of care to a higher level, such as intensive care.

**Not prioritized appropriately**

Another administrator, identified as Staff 2, acknowledged that after Asher's death, the hospital took no action and the risk management team did not do a root cause analysis to investigate concerns for possible improve-

ment. This staffer also confirmed that Asher's death should have been evaluated because it is hospital policy to investigate all deaths that occur during the first 24 hours of admission.

Administrative Staff 12 said she reviewed Asher's clinical record and identified opportunities for improvement but only became aware of the incident during the CMS investigation - about six months after Asher's death.

Another administrative staffer, Staff 13, said she heard of the incident during a meeting but did not take action for process improvements, and indicated Asher's case was not prioritized appropriately.

Medical Staff 16 said he conducted a peer review and took a quick look at documentation concerning Asher but identified no concerns with medical care given.

Medical Staff 14 said Asher was stable after emergency room treatment and worsening respiratory conditions overnight were unexpected, but nursing staff should have conveyed the urgency of symptoms to the primary doctor for other actions to be taken.

Medical Staff 15, who was the doctor on call, said that he spoke to a nurse twice and gave orders. The last report he received was the capillary blood gas results and no further calls indicated worsening respiratory status or that Asher was not responding to treatment.

The nurse did not communicate the urgency of the symptoms, otherwise he would have come in to assess the patient or call the emergency room doctor to evaluate him, Staff 15 stated to CMS. The plan was to see Asher in the morning, the doctor said.

**NOTICE**

In accordance with the order of the Banking and Insurance Commissioner, Island Home Insurance Company (IHIC) hereby announces its intention to effect a distribution of surplus in September 2020 from its unassigned surplus as of December 31, 2019. Under applicable National Association of Insurance Commissioners (NAIC)'s guidelines for total capital and surplus, following the distribution, IHIC will have a total capital and surplus base which is significantly more than the minimum required by

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**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., September 11, 2020  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
BOARD MEETING MINUTES**

**I. ROLL CALL**

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:02 P.M., Friday, September 11, 2020** at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 4 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled. He also stated that Vice Chairwoman Guzman would be attending the meeting shortly.

|   |   |
|---|---|
| <p><b>PRESENT: (VIA ZOOM VIDEO CONFERENCE)</b><br/>Sabino Flores, <b>Chairman</b><br/>George Pereda, <b>Commissioner</b><br/>Frank Ishizaki, <b>Commissioner</b><br/>Anisia Delia, <b>Commissioner</b></p> <p><b>ABSENT:</b><br/>Monica Guzman, <b>Vice Chairwoman</b><br/>Joseph Leon Guerrero,<br/><b>Resident Commissioner</b></p> <p><b>LEGAL COUNSEL:</b><br/>Anthony Perez, <b>Esq.</b></p> | <p><b>MANAGEMENT &amp; STAFF:</b><br/>Ray Topasna, <b>Executive Director</b><br/>Elizabeth Napoli, <b>Deputy Director</b><br/>Audrey Aguon, <b>Special Assistant</b><br/>Kimberly Bersamin, <b>HR Administrator</b><br/>Katherine Taitano, <b>CPD/RP&amp;E Manager</b><br/>Sonny Perez, <b>A/E Manager</b><br/>Greta Balmeo, <b>Buyer Supervisor</b></p> <p><b>PUBLIC: (VIA ZOOM VIDEO CONFERENCE)</b><br/>Ms. Haidee Gilbert, <b>The Guam Daily Post</b></p> |
|---|---|

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Thursday, September 03, 2020

2<sup>nd</sup> Printing – Wednesday, September 09, 2020

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

### **III. APPROVAL OF PREVIOUS BOARD MINUTES**

[086/20] Chairman Flores made a motion to approve the Board Meeting Minutes of August 28, 2020 as presented. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion was passed.

### **IV. NEW BUSINESS**

#### **1. [087/20] GWA Request for Transfer of Ownership or Asan Lot 2, Block 9, Phase 2B-1, Tract 2025:**

Ms. Katherine Taitano requested that the board approve the completion of the transfer process of Asan Lot 2, Block 9, Phase 2B-1, Tract 2025 from GHURA to Guam Waterworks Authority (GWA). She added that she and her staff identified this property as having a significant GWA infrastructure piece running through the center of it.

Through discussions with GWA, GHURA was comfortable with GWA's assessment and plans for the property. Ms. Taitano indicated that a stipulation be added to the agreement with GWA. That stipulation be that the property revert to GHURA should GWA no longer need the property to support community infrastructure or other needs of the community.

Chairman Flores added that based on the information provided in the board packet, the property also serves as an underground conduit for GPA. He asked if the ownership of the entire parcel would primarily be transferred to GWA. Ms. Taitano confirmed this.

Commissioner Ishizaki inquired about the location and size of the property. Ms. Taitano stated that the property is hillside and the size of a typical house lot or smaller.

Mr. Topasna stated one of the major complaints made to the governor's office is the flooding which occurs in a large portion of the development. People have complained about the flooding for years and GHURA is hopeful that GWA can resolve the flooding issues.

Chairman Flores asked Ms. Taitano if a Resolution would be written for the board's approval. Mr. Topasna indicated that if the board prefers to have a Resolution drafted then one will be provided at a later time; or that they choose to verbally approve the request for Transfer of Ownership.

Chairman Flores inquired that Mr. Tony Perez advise on the matter. Mr. Perez stated all that matters is that the Transfer of Ownership includes Ms. Taitano's stipulation and the board's approval.

Ms. Taitano stated that a Resolution would be drafted for the board's approval.

Mr. Perez asked Chairman Flores if the board chose to vote verbally on the item or wait for the Resolution. Chairman Flores stated that the board agreed to wait on the presentation of the Resolution.

## **V. OLD BUSINESS**

### **1. HR Item: To complete the Personnel Action Processing affected by Executive Management Performance Evaluation.**

Mrs. Kimberly Bersamin requested that the board complete a Personnel Action Processing affected by the Executive Management Performance Evaluation. Based on the individual evaluations submitted, HR was able to compile a summary of the Executive Evaluations of Executive Director Ray Topasna and Deputy Director Elizabeth Napoli. Based on the analysis, both positions were found to have Highly Satisfactory marks. She stated that HR was ready to move to the next step of GHURA's Compensation Plan and respectfully requested the board's approval to proceed in processing salary increment 034-2 for the Executive Director and 035-20 for the Deputy Director.

She also reminded the board that they may revise the current performance evaluations with updated performance standards and expectations. Chairman Flores also encouraged the board to propose any revisions to the Performance Evaluations.

**With no further discussions or objections by the other board members, the request to proceed with the Personnel Action Processing was approved.**

## **VI. CORRESPONDENCE AND REPORTS**

### **1. [088/20] A/E Manager's Update:**

Mr. Sonny Perez presented A/E projects from (3) Funding Sources: *CDBG, HOME, and CAP Funds.*

#### **CDBG Live Projects:**

**Sinajana Central Arts Hall-** Construction delay

**Women's Residential Treatment Center-**Permit process

**Umatac Baseball Field-**Construction delay-Mr. Topasna added that there is still a \$250,000 shortfall for the Umatac Baseball Field project. The Department of Parks

and Recreation (DPR) continues to work with the Governor's Office to obtain the funding to pay for the baseball field. However, work still continues.

**Inarajan Basketball Court-** Permit process

**iLearn Academy Charter School-**HUD Admin Review (Section 108)- **9/30/2020** is the scheduled terminal date

**\*Location-** adjacent to St. Paul's Christian Academy School

**\*In 2015,** GHURA received a commitment from HUD for **\$12,000,000** for economic development. After 5 years, this will not be available to the community.

**\*As of the last meeting with HUD- GHURA is pursuing a reissuance of HUD's commitment to Guam which will extend the 9/30/2020 terminal deadline.**

Commissioner Ishizaki inquired about the Total cost of the Charter school Project. Ms. Taitano responded with the following breakdown:

TOTAL COST OF THE iLEARN PROJECT: about \$30,000,000

New Market Tax Credit Allocation- \$20,000,000 (Debt- \$13,000,000, Equity-\$6,000,000)

Private Lending Source- covers the balance

She added that the Charter school will serve about 900 students from the areas identified as being low to moderate income communities.

Commissioner Ishizaki also inquired about whether HUD was uncomfortable about moving forward. Ms. Taitano stated that HUD's underwriting process is substantial and complex. She added that the process is exhaustive, but necessary. Mr. Topasna also added that meeting the timelines for the project has been very challenging, especially under the PCOR1 declaration. Mr. Topasna is confident that the project will reach completion.

Chairman Flores requested that Mr. Perez look into whether a traffic light system design had been included.

**MTM Community Center-** Currently with A/E

**Sinajana Fire Department-**Deferred funding until next FY

**HOME Fund Live Projects/KPI-**GHURA purchases home or property to build residential homes

Panao Rehab-Purchase order issued

Agat Residential (4 bedroom)-in Final design review

Panao Residential (4 bedroom)- in Final design review

Dededo Residential (6 bedroom)- in Final design review

**\*Risks are that the square footage costs go up.**

**CAP FUND-** existing facilities receive mods. Projects get bundled up and sent out for bid.

**11-Unit MOD-** OH Construction

**8-Unit MOD-** Scheduled for public advertisement release

**Dededo Lighting-**Scheduled for public advertisement release

**Merizo Elderly Electrical panel replacement-**scheduled for public advertisement release



Mr. Perez is hopeful that more contractors will participate in bidding of the projects

**ED/A-E INITIATIVES-**

**Guam Cultural Repository-** MOA completed

**New Swimming Pool-** Participating in Committee discussions; HUD wants the current pool back in operation.

**New Hospital-**GHURA is tentatively in the Task Force; GHURA offered to take the lead

**AMP Reserves-** In discussions with the AMP managers to spend down some of the money or HUD may recapture the funds.

**Solar PPA @GT-**Preparing PPA RFP for Guma Trankilidad. Risk is a long term agreement. An RFP is being drafted.

**Procurement Policy Revision-** Working with the Procurement manager.

There were no further discussions.

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

**1. [089/20] Invitation to serve as a member of the RCUOG Board**

Mr. Ray Topasna stated that he had recently received an invitation from President Kriess of the University of Guam to extend his service as a member of the RCUOG Board. He added that the purpose of the board was to efficiently manage the grants for the University of Guam. RCUOG currently manages 120 grants totaling \$22,000,000.

Mr. Topasna has served 2 (3) year terms as a board member and was originally appointed by Dr. Robert Underwood.

He respectfully requested that the board approve his decision to accept the invitation from the University of Guam's President to extend his service on the RCUOG Board.

With no further discussions, Chairman Flores made a motion to approve the invitation from the University of Guam to extend Mr. Topasna's time on its board for a period of 3 years and for the duties as described by the Executive Director. Commissioner Pereda seconded the motion. There were no objections by the other board members. The motion was passed.

2. [090/20] Next proposed scheduled Board Meeting: Friday, September 25<sup>th</sup> @ 12:00 p.m.

There were no objections to this next scheduled meeting date.

**VIII. ADJOURNMENT**

[091/20] Chairman Flores made a motion to adjourn the meeting at 12:53pm. The motion was seconded by Commissioner Pereda. The motion was passed.

**SEAL**



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**RAY S. TOPASNA**

**Board Secretary / Executive Director**



# GHURA

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



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**Sabino P. Flores**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

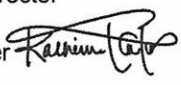
**George F. Pereda**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

## MEMORANDUM

To Board of Commissioners  
Via Executive Director  
From Chief Planner   
Date 08 September 2020  
Subject Asan Lot 2, Block 9, Phase 2B-1, Tract 2025  
GWA Request for Transfer of Ownership

Community Development Division staff have completed the review of GWA's request and in-house documentation regarding the history of the property in question.

We believe it to be in the best interest of the community to agree to transfer the property identified here to the Guam Waterworks Authority for the purpose of supporting the long-term needs of the Asan water infrastructure system.

We request your approval to complete this process with one subject stipulation. Namely that the property revert to GHURA should GWA no longer need the property to support community infrastructure or other appropriate eligible needs of the community. This is in line with the CDBG requirements of the area improvements.

Thank you and I am available for questions at any time.



**GUAM WATERWORKS AUTHORITY**

Gloria B. Nelson Public Service Building  
688 Route 15 | Mangilao | Guam 96913

February 26, 2020

Ray S. Topasna  
Executive Director  
Guam Housing and Urban Renewal Authority (GHURA)  
117 Bien Venida Avenue  
Sinajana, Guam 96910

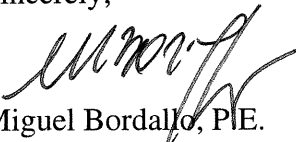
Re: Asan Springs – Transfer of Ownership for Lot 7, Block 9, Phase 2B-1, Tract 2025

Dear Mr. Topasna,

The Guam Waterworks Authority (GWA) submitted a letter requesting ownership of Lot 7, Block 9, Phase 2B-1, Tract 2025 via email correspondence on June 12, 2018. Enclosed are the attachments submitted for your reference. Per GHURA’s request GWA is resubmitting these documents to resume the process of obtaining ownership of Lot 7.

Please contact GWA’s project engineer, Ryan Diaz at 671-300-6046, email: [rdiaz@guamwaterworks.org](mailto:rdiaz@guamwaterworks.org) and GWA’s Land Agent III, Bobbie Cruz at 671-300-6071, email: [bobbiec@guamwaterworks.org](mailto:bobbiec@guamwaterworks.org) for any questions you may have. I appreciate your attention and prompt resolution to this matter.

Sincerely,



Miguel Bordallo, P.E.  
General Manager

Enclosed:  
GHURA - GM\_signed\_06122018.pdf

cc  
Mauryn McDonald, P.E., GWA, Acting Chief Engineer *mmcd*  
Brett Railey, P.E., GWA, Senior Engineer Supervisor  
Ryan Diaz, GWA, Project Engineer

REC'D SECTION 5  
MAR 5 '20 PM 12:40



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building  
688 Route 15 | Mangilao | Guam 96913

June 4, 2018

Michael J. Duenas  
Executive Director  
Guam Housing and Urban Renewal Authority (GHURA)  
117 Bien Venida Avenue  
Sinajana, Guam 96910

Re: Asan Springs – Transfer of Ownership for Lot 7, Block 9, Phase 2B-1, Tract 2025

Dear Mr. Duenas,

The Guam Waterworks Authority (GWA) is currently in the design process to rehabilitate the Asan Springs Water Supply Facility to bring it back into service providing safe drinking water to both the villages of Asan and Piti. The facility was originally constructed in 1916 by the U.S. Navy and has had subsequent improvements made throughout the years that followed. The facility was taken offline due to bacteriological contamination in 2004 and has since remained offline. GWA then received a grant from the Department of Interior to assist with rehabilitating the site and infrastructure to begin treating and distributing the water coming from this site.

During the design process, it was determined that the electrical service that serviced the site was brought from a transformer and meter pedestal located along Santa Ana St. in front of Lot 7, Block 9, Phase 2B-1, Tract 2025 through an underground conduit that traverses Lot 7 up to the site. Additionally, a portion of the site's drainage currently exits the site and flows down the hill and traverses through Lot 7 where it then enters into a storm drain inlet located along Santa Ana St. We have included an exhibit showing Lot 7, its relation to the Asan Springs site and what has just been described with the electrical and drainage items.

In order for the Asan Springs facility to be rehabilitated and serviced with power again from the Guam Power Authority, it is critical for GWA to obtain a legal access for GPA to continue to serve the site from the same transformer location along Santa Ana St. and through an underground electrical conduit that would continue to traverse through Lot 7 to the site. Because GWA is also discharging site drainage down through Lot 7, proper legal access for drainage purposes are needed also.

Through GWA and GHURA's recent coordination on this subject lot, an ownership and encumbrance report was ordered, attached herein, and it was determined that the ownership lies



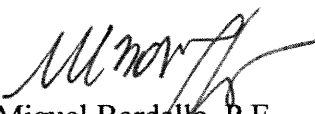
GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building  
688 Route 15 | Mangilao | Guam 96913

with GHURA and that there was a reservation of easement reserved for this lot, indicating that it was the intention all along for this Lot to serve the purposes being requested.

It is GWA's desire to obtain full ownership rights to Lot 7, Block 9, Phase 2B-1, Tract 2025 from GHURA for the purposes stated. In addition to, please contact GWA's project engineer, Ryan Diaz at 671-300-6046, email: [rdiaz@guamwaterworks.org](mailto:rdiaz@guamwaterworks.org) and GWA's Land Agent III, Bobbie Cruz at 671-300-6071, email: [bobbiec@guamwaterworks.org](mailto:bobbiec@guamwaterworks.org) for any questions you may have. I appreciate your attention and prompt resolution to this matter.

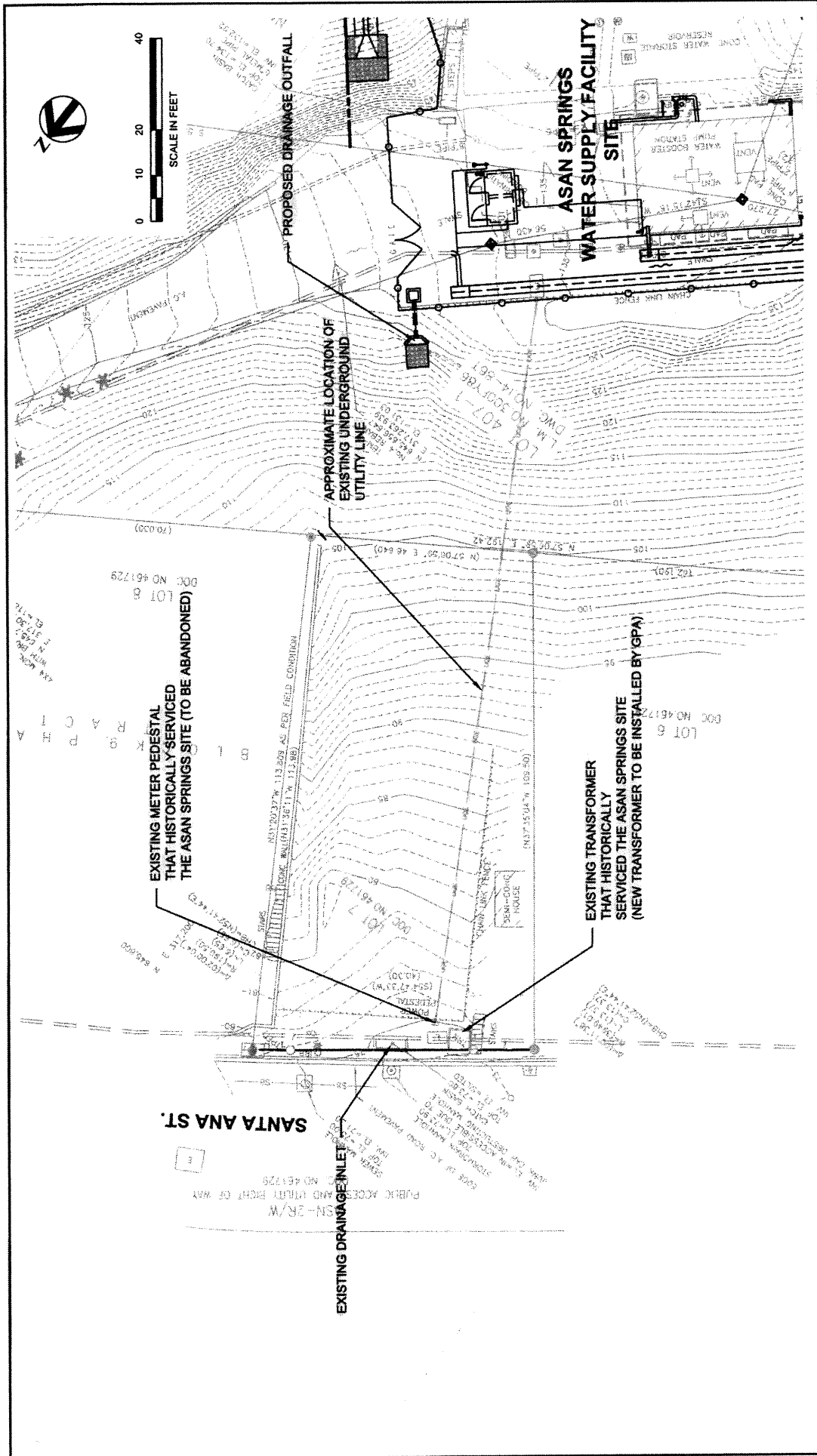
Sincerely,



Miguel Bordallo, P.E.  
General Manager

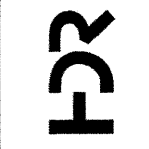
Enclosed:  
Exhibit A

cc  
Thomas Cruz, P.E., GWA  
Brett Railey, P.E., GWA  
Ryan Diaz, GWA



PROJECT NUMBER  
PROJECT MANAGER  
N. MANLEY  
DATE  
4/20/18

PROJECT TITLE ASAN SPRINGS WATER SUPPLY REHABILITATION  
SHEET TITLE  
**LOT 7 - PROPOSED DRAINAGE AND UTILITY EASEMENT**



REFERENCE SHEET  
REFERENCE DOCUMENT  
EXHIBIT NUMBER  
1

**Security  
Title**

356 S. Marine Corps Drive  
Tamuning, GU 96913  
Tel: 671-647-8100 • Fax: 671-647-8170  
[www.securitytitle.net](http://www.securitytitle.net)

**OWNERSHIP & ENCUMBRANCE  
REPORT**

**File Number: 17-7011-GU**

**DATE: May 1, 2018**

**Requested By:**

**HDR**

**Attn:**

**Nicholas Manley**

**Legal Description (s):**

**Lot 7, Block 9, Tract 2025,  
Asan, GU 96910**



## OWNERSHIP AND ENCUMBRANCE REPORT

- I. This Report is Not:
1. A guarantee or warranty of title.
  2. A legal opinion as to the status of the title.
  3. A title commitment to issue a title insurance policy.
  4. A title insurance policy.
- II. The Status or Validity of the Title to Subject Property may also be affected by the following matters:
1. Rights or claims of parties in possession not shown by the public records.
  2. Easements, or claims of easements, not shown by the public records.
  3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of premises.
  4. Taxes or special assessments which are not shown as existing liens by the public records.
  5. Any lien, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.

Therefore, no one should rely on this report as a basis for the Consummation of any real estate transaction until it is converted into an actual Title Insurance Commitment, at which time additional requirements and exceptions will necessarily be added.

- III. Liability of **Security Title, Inc.** under this report.
1. **Security Title, Inc.** disclaims any and all liability or responsibility for defects in, or the marketability of the title to the Real Property which is the subject of this Ownership and Encumbrance Report.
  2. The total liability of **Security Title, Inc.** shall not exceed **\$100.00** paid for the Ownership and Encumbrance Report.



**Security  
Title**

**File Number: 17-7011-GU**

**Date: April 26, 2018**

This report is subject to the terms, conditions and stipulations contained on the page.

**OWNERSHIP & ENCUMBRANCE REPORT**

**SECURITY TITLE, INC. has made a thorough search at the Department of Land Management, Government of Guam, as disclosed by the public indexes, records, and electronic data, relating to the hereinafter described real property, viz:**

**Lot 7, Block 9, Tract 2025, Asan, Guam, Urban, as said Lot is described in that Subdivision Survey of Lot Asan-R-3A Inland Phase 2B-1, Tract 2025, as shown on Drawing Number DSI-S-90-03, as L.M. Check Number 418 FY 90, dated 29 July 91 and recorded on 18 October 91 under Instrument No. 461729 at Land Management.**

**For informational purposes only, the above referenced map indicates the property contains an area of 565± square meters or 6,077± square feet.**

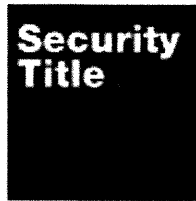
**Last Certificate of Title Number: 28949 - Antonio S. Gumataotao and Susan S. Gumataotao, husband and wife (as to Basic Lot 7, Block 9).**

The search of said records shows:

**Juanito S. Jullado, as shown on that Deed of Conveyance, executed by Antonio S. Gumataotao and Susan S. Gumataotao, as grantors, dated 05 October 71 and recorded on 06 October 71 under Instrument No. 106191 at Land Management, and**

**Guam Housing and Urban Renewal Authority, as shown on that Warranty Deed, executed by Bibiana Ando a.k.a. Bibiana A. Jullado, as grantor, dated 12 September 78 and recorded on 30 October 84 under Instrument No. 352586 at Land Management, as the last grantee.**

The search of said records also shows the subject property being affected or encumbered by the following recorded instruments:



**File Number: 17-7011-GU**

1. Real Property Taxes for the year or years unpaid:

**Land Tax**

Under the Name of: John Doe

Pin Number: 1000057300000

Year: Amount Owed - Invoice No.:

2017 - \$41.54 - RP17077503

2016 - \$41.54 - RP16077789

2015 - \$41.54 - RP15078955

2014 - \$41.54 - RP14068172

2. Reservation of easements and rights-of way, as contained in that Deed of Conveyance, dated 24 June 50 and recorded on 14 August 50 under Instrument No. 22112 at Land Management.

**\*\*\* END \*\*\***

**SECURITY TITLE, INC.**


A handwritten signature in black ink, appearing to read "K Anderson", written over a horizontal line.

**Kim Anderson Young**

GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
117 Bien Venida Ave., Sinajana, Guam 96910

**NOTIFICATION OF PERSONNEL ACTION  
(SALARY INCREMENT)**

SI-034-20

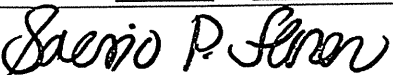
|  |   |                           |
|--|---|---------------------------|
| NAME OF EMPLOYEE<br><br>RAY S. TOPASNA  | DEPARTMENT/AGENCY<br><br>ADMINISTRATION/EXECUTIVE/<br>AUDIT & COMPLIANCE (010000) | PAYROLL NUMBER<br><br>617 |
|--|---|---------------------------|

IN ACCORDANCE WITH SECTION 6202, TITLE 4 OF GUAM CODE ANNOTATED, YOUR RATE OF PAY IS CHANGED AS SHOWN BELOW:

| CLASSIFICATION                    | FROM  | TO  | EFFECTIVE DATE |
|-----------------------------------|---|---|----------------|
| EXECUTIVE DIRECTOR (UNCLASSIFIED) | E-TG3-15(C)<br>\$153,479.00 p/a \$73.79 p/h | E-TG3-16(A)<br>\$159,498.00 p/a \$76.68 p/h | 01/11/2020     |

REMARKS: Pursuant to FY2020 OPERATING AND ADMINISTRATIVE BUDGET UNDER BOC RESOLUTION NO. FY2019-022, APPROVED DURING BOARD OF COMMISSIONERS REGULAR MEETING OF 08/26/2019; AND BOC RESOLUTION NO. FY2011-020. Verified Executive Director's salary has not exceeded the HUD compensation cap on Executive Pay of \$166,500.00 as a Level IV. See attached Salary Table No. 2019-EX.

WAITING PERIOD 01/11/2019 TO 01/10/2020 SERVICES AND CONDUCT SATISFACTORY (HS-RATING). NEXT RATING PERIOD: 01/11/2020 TO 01/10/2021.

|   |                               |
|---|-------------------------------|
| <br>SABINO P. FLORES, Chairman, Board of Commissioners | DATE:<br><br>06/23/2020 (ata) |
|---|-------------------------------|

FUNDS AVAILABLE: \_\_\_\_\_  
CERTIFYING OFFICER DATE

DISTRIBUTION: White - Human Resources • Yellow - Employee • Pink - Payroll • Gold - Retirement • Green - Chronology

Salary Table No. 2019-EX

Rates of Basic Pay for the Executive Schedule (EX)

Effective January 2019

| Level     | Rate      |
|-----------|-----------|
| Level I   | \$213,600 |
| Level II  | \$192,300 |
| Level III | \$176,900 |
| Level IV  | \$166,500 |
| Level V   | \$156,000 |

Section 749 of division D of the Consolidated Appropriations Act, 2019 (Public Law 116-6) continues a modified freeze on the payable rates of pay for certain senior political officials through January 4, 2020. Under the modified pay freeze, the 2019 payable rates for freeze-covered senior political officials serving in an EX position, or in a position for which the rate of pay is fixed by statute at an EX rate, are as follows:

EX-I: \$203,500; EX-II: \$183,100; EX-III: \$168,400; EX-IV: \$158,500; and EX-V: \$148,500. However, the official EX pay rates for 2019 in the table above are in effect and used in establishing pay limitations for employees not covered by the pay freeze. For more information, please see Compensation Policy Memorandum 2019-14 at <https://chcoc.gov/content/modified-pay-freeze-certain-senior-political-officials>.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
 117 Bien Venida Ave., Sinajana, Guam 96910

**NOTIFICATION OF PERSONNEL ACTION**  
**(SALARY INCREMENT)**

SI-035-20

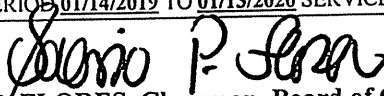
|  |   |                              |
|--|---|------------------------------|
| NAME OF EMPLOYEE<br><b>ELIZABETH F. NAPOLI</b> | DEPARTMENT/AGENCY<br><b>ADMINISTRATION/EXECUTIVE/<br/>AUDIT &amp; COMPLIANCE (010000)</b> | PAYROLL NUMBER<br><b>728</b> |
|--|---|------------------------------|

IN ACCORDANCE WITH SECTION 6202, TITLE 4 OF GUAM CODE ANNOTATED, YOUR RATE OF PAY IS CHANGED AS SHOWN BELOW:

| CLASSIFICATION                        | FROM   | TO   | EFFECTIVE DATE    |
|---------------------------------------|--|--|-------------------|
| <b>DEPUTY DIRECTOR (UNCLASSIFIED)</b> | <b>E-SG3-10(F)</b><br>\$106,985.00 p/a \$51.44 p/h | <b>E-SG3-11(D)</b><br>\$111,244.00 p/a \$53.48 p/h | <b>01/14/2020</b> |

REMARKS: Pursuant to FY2020 OPERATING AND ADMINISTRATIVE BUDGET UNDER BOC RESOLUTION NO. FY2019-022, APPROVED DURING BOARD OF COMMISSIONERS REGULAR MEETING OF 08/26/2019; AND BOC RESOLUTION NO. FY2011-020.

WAITING PERIOD: 01/14/2019 TO 01/13/2020 SERVICES AND CONDUCT SATISFACTORY (HS-RATING). NEXT RATING PERIOD: 01/14/2020 TO 01/13/2021.

|  |                                  |
|--|----------------------------------|
| <br><b>SABINO P. FLORES, Chairman, Board of Commissioners</b> | DATE:<br><b>06/23/2020 (ata)</b> |
|--|----------------------------------|

FUNDS AVAILABLE: \_\_\_\_\_  
 CERTIFYING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

DISTRIBUTION: White - Human Resources • Yellow - Employee • Pink - Payroll • Gold - Retirement • Green – Chronology



GHURA A/E

# BOC REPORT

SEPTEMBER 11, 2020

# CDBG Fund

| Projects / KPI  | Sinajana Central Arts Hall | Resident Treatment Women's | Umatac/Sinajana Baseball Field | Inarajan Basketball Court  | I-Learn Academy     | MTM Community Center   | Sinajana Fire Station |
|-----------------|----------------------------|----------------------------|--------------------------------|----------------------------|---------------------|------------------------|-----------------------|
| Budget (\$)     | 892,655                    | 2,350,000                  | 1,056,979                      | 369,742                    | 12M                 | 464,567                | 1,663,490             |
| Contract/Actual | 0/0                        | 0/0                        | 1,056,979 / 806,979            | 0/0                        | 0/0                 | 0/0                    | 0/0                   |
| Status          | Construction Delay         | Permit Process             | Construction Delay             | Permit Process             | HUD Admin Review    | A/E                    | Deferred to next FY   |
| Risks / Issues  | Process Schedule Extension | Process Schedule Extension | Schedule Extension & Funding   | Process Schedule Extension | Deadline 09/30/2020 | Review grant deadlines | GFD inquiries         |
| Quality         | -                          | -                          | -                              | -                          | -                   | -                      | -                     |

KPI: Key Performance Indicators





Umatac Baseball Field - September 10, 2020

# HOMES Fund

| Projects / KPI  | Panao Rehab                | Agat Residential<br>(4-Bedroom) | Panao Residential<br>(4-Bedroom) | Dededo Residential<br>(6-Bedroom) |
|-----------------|----------------------------|---------------------------------|----------------------------------|-----------------------------------|
| Budget          | 55,000                     | 250-300 / sqft                  | 250-300 / sqft                   | 250-300 / sqft                    |
| Contract/Actual | 0                          |                                 |                                  |                                   |
| Status          | Purchase Order issued      | Final Design Review             | Final Design Review              | Final Design Review               |
| Risks / Issues  | Process Schedule Extension | ↑ \$ / sqft                     | ↑ \$ / sqft                      | ↑ \$ / sqft                       |
| Quality         | -                          | -                               | -                                | -                                 |

# CAP Fund

| Projects / KPI                 | 11-Unit MOD               | 8-Unit MOD                                 | Dededo Elderly Lighting                    | Merizo Elderly Electrical Panel Replacement |
|--------------------------------|---------------------------|--|--|---|
| Budget (\$)<br>Contract/Actual | 263,583                   | 30,000 / unit                              | 130,000<                                   | 75,000<                                     |
| Status                         | OH Construction (6-Units) | Scheduled for public advertisement release | Scheduled for public advertisement release | Scheduled for public advertisement release  |
| Risks / Issues                 | Re-Bid remaining 5 units  | ↑ \$ / sqft                                | ↓ Contractor participation                 | ↓ Contractor participation                  |
| Quality                        | -                         | -  | -  | -   |

# ED/A-E Initiatives

| Projects / KPI | Guam Cultural Repository            | New Swimming Pool                             | New Hospital                   | AMP Initiatives               | Solar PPA @GT       | Procurement Policy Revision      |
|----------------|-------------------------------------|---|--------------------------------|-------------------------------|---------------------|----------------------------------|
| GovGuam Agency | OOG/GBO                             | GEDA/Parks & Rec                              | OOG/GMH                        |                               |                     |                                  |
| Status         | MOA completed                       | Participating in Committee Discussions        | GHURA tentatively in TaskForce | Discussion with AMP Managers  | Preparing PPA RFP   | Working with procurement manager |
| Risks / Issues | Possible additional DOD/OEA funding | HUD requires existing Dededo pool operational | GHURA to lead A/E process      | Spend down operating reserves | Long term agreement | None                             |
| Quality        | -                                   | -   | -                              | -                             | -                   | -                                |

KPI: Key Performance Indicators



RESEARCH CORPORATION  
OF THE UNIVERSITY OF GUAM

September 4, 2020

Ray Topasna  
P.O. Box 4872  
Hagatna, Guam 96932

Dear Mr. Topasna:

You have served as a community member on the RCUOG Board of Directors since the organization was launched 2014. August 2020 marked the end of your second three-year term as a member of the Board of Directors. Please accept my invitation to serve a third three-year term as a member of the Board through the end of August 2023.

Your service as a Board member helped create an organization that today handles more than 120 grants and contracts and approximately \$22M in annual grant funding. Your leadership is essential to RCUOG's continued success.

It is my hope that you accept the invitation to continue your service on the RCUOG Board of Directors. Please contact me at 735-2990 or [tkrise@triton.uog.edu](mailto:tkrise@triton.uog.edu) with your response. I am happy to answer any questions you may have.

Thank you for your consideration of this request.

Biba RCUOG!

Sincerely,

A handwritten signature in blue ink, appearing to read 'TKrise'.

Thomas W. Krise, Ph.D.  
President  
University of Guam