



GHC 2024 BOARD MINUTES

GUAM HOUSING CORPORATION		ATTENDANCE	
BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, April 25, 2025 Commenced: 12:17 p.m. Roll call / quorum present: Quorum exists Adjourned: 12:57 p.m. Note: Notice of Meeting and the topics to be discussed on the Agenda were published in the Guam Daily Post; the Government of Guam Public Notice Meeting Portal; GHC's Facebook Page and GHC's website to allow members of the public to attend the meeting via Zoom, Facebook.		<u>Directors present:</u> All Present at the time Quorum established; Francisco A. Florig, Chairman (in person) Sandra F. Bordallo (in person) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (via Zoom) Gustavo A. Morales, Director (in person) Lanita B. Tiong, Director (in person) <u>Legal Counsel:</u> Jacques G. Bronze, Esq. (in person) <u>Members of the Public:</u> Frank Guerrero – (in person) Ashley Douglas, Student – (in person) Mateo Duenas, Student – (in person)	<u>Management present in person and via Zoom:</u> Edith Pangelinan, President (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assistant (in person) Alysia Leon Guerrero, Controller (in person) Cassandra Santos, Asst. Supply Mgmt. Admin. (in person) Randy Barcinas, Maintenance Supervisor (via Zoom) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:17 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the March 28, 2025, Board Meeting reviewed and discussed by the Board.	Motion to approve minutes made by Director Morales and seconded by Director Guerrero, and without any further objections it was approved.	GHC AA	GHC AA	APPROVED

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IV.	President's Report / Remarks:	<p>The Procurement meeting to establish the timeline for Phase II of the Lada Gardens Renovation Project was held with Guam Housing and Urban Renewal Authority (GHURA) on April 14, 2025. The tentative schedule is as follows:</p> <p>April 14, 2025: Procurement Planning Meeting May 2-3, 2025: Posting of Advertisements (1st and 2nd Run) May 6, 2025: Pre-Bid Conference May 15, 2025: Deadline for Submission of Questions from Potential Bidders/Contractors May 17, 2025: Response to any Submitted Questions Due May 27, 2025: Bid Opening May 28, 2025: Bid Evaluation May 29, 2025: Placement on GHURA Board Meeting Agenda June 10, 2025: GHURA Board Meeting for Approval June 11, 2025: Bid Status Notification to Winning Bid June 11-24, 2025: 14 Day Protest Period June 25, 2025: Target Date for Issuance of Notice of Intent to Award</p> <p>President Pangelinan, Loan Administrator Guerrero, and Special Assistant Kier attended a Town Hall hosted by GHURA regarding the Community Development Block Grant – Disaster Recovery (CDBG-DR) Action Plan on March 19, 2025 at the Dededo Senior Center. Attendees received information regarding the</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

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		<p>anticipated allowable uses for the \$500,825,000 received from the US Department of Housing and Urban Development (HUD) for Disaster Recovery from Typhoon Mawar. The purpose of the Town Hall was to gather Public Input on suggestions for potential projects which is the first in a multi-step process attached to the grant funds. GHC will continue to monitor and, when released, will review the finalized Action Plan to determine if GHC qualifies to apply for project funds under the grant. We will provide updates as they occur.</p> <p>A total of eleven (11) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from \$40,000 to \$357,000.</p> <p>The Loan Division had twenty-three (23) prospective loan applications with an average loan amount of \$196,000. Seven (7) applications are for the Direct Loan Program, eleven (11) for the 6% Loan Program, and five (5) for CAHAT. The total required funding is \$4,428,181.</p> <p>For the month of March, two (2) loans were pre-approved for \$599,0545 in total. Two (2) loans were preapproved totaling \$325,000 and one (1) loan closed in the amount of \$40,000.</p>				
V.	Legal Report	<p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p>		Legal Counsel	Legal Counsel	On-Going/ Pending

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VI.	Old Business:	<p>A. <u>Phase II Lada Garden Renovation Project</u></p> <p>Update included in President Edith Pangelinan's report.</p>				
VII.	New Business:	<p>A. <u>Election of Vice Chairman & Secretary</u></p> <p>Table the matter (Secretary) till Ms. Tiong confirmation.</p> <p>Vote for Vice Chairman. Director Tiong nominates Sandra Bordallo as Vice Chairman.</p>	<p>Upon motion to nominate Director Bordallo as Vice Chairman made by Director Tiong and seconded by Director Morales, and approved without any objections.</p>			
VIII.	Public Participation	NONE				
IX.	Adjournment		<p>The Board scheduled their next Board meeting for May 28, 2025, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Director Morales, and without any objections, the meeting was adjourned at 12:57 p.m.</p>			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIO, Chairman

Date: 5/28/2025

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 5/28/25