



GHC 2024 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Wednesday, May 28, 2025</p> <p>Commenced: 12:09 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:29 p.m.</p> <p>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.</p>	ATTENDANCE
	<p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chairwoman (via Zoom) Lillian O. Guerrero, Director (in person) Romeo “Romy” Angel, Director (via Zoom) Gustavo A. Morales, Director (in person)</p> <p><u>Legal Counsel:</u></p> <p>Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u></p> <p>Frank Guerrero – (in person) David Castro (Post) – (in person)</p>
	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angel Camacho, Manager (via Zoom) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assistant (in person) Alysia Leon Guerrero, Controller (in person) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)</p>

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:09 p.m.			
II.	Roll Call	Quorum established			
III.	Approval of Minutes:	Minutes of the April 25, 2025, Board Meeting reviewed and discussed by the Board.	Motion to approve minutes made by Vice Chairwoman Bordallo and seconded by Director Morales, and without any further objections it was approved.	GHC AA	GHC AA
					APPROVED

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IV.	<p>President's Report / Remarks:</p>	<p>Guam Housing and Urban Renewal Authority submitted the Lada Gardens Renovation Project Phase II Invitation for Bid (IFB) Documents to the Office of the Attorney General of Guam for review and approval. The review has been completed and approval received. Advertisement of the IFB is scheduled for May 30, 2025.</p> <p>GHC accepted an invitation to participate in Agueda I. Johnston Middle School's Health, College and Career Readiness Day on April 3, 2025. Special Assistant Patty Kier spoke with several groups of students about the various careers at GHC and the experience and educational levels required for each. She further shared how important punctuality, collegiality, respect, reliability, and good work ethics are as an employee and provided examples of each.</p> <p>The Empower team from the Government of Guam Retirement Fund conducted a Retirement Plan Overview Education Seminar for all GHC employees on April 8, 2025. Information regarding the Defined Benefit 1.75 Plan, the Defined Contribution Retirement System 401 (a) Plan, and the 457b Deferred Compensation Plan was shared. Employees were also given the opportunity to ask any questions they might have had.</p> <p>A total of seven (7) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from \$73,100 to \$361,000.</p> <p>The Loan Division had twenty-five (25) prospective loan applications with an average loan amount of \$206,900. Nine (9) applications are for the Direct Loan Program, eleven (11) for the 6% Loan Program,</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

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	<p>four (4) for CAHAT, and one (1) for home improvement. The total required funding is \$4,428,181.</p> <p>No loans were pre-approved, approved, or closed for the month.</p> <p>Emergency Housing was provided to 1 family by the Rental Division in April.</p>				
V.	<p>Legal Report</p> <p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p>		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	<p>Old Business:</p> <p>NONE</p>				
VII.	<p>New Business:</p> <p><u>A. Adopt Housing Specialist Position & Abolishment of Senior Tenant Relation Advisor</u></p> <p>President Pangelinan proposed that the Board adopt a new position of Housing Specialist and abolishment of the old position of Senior Tenant Relation Advisor (John Potter retired). Announced the position in house but no one was qualified. Announced the position outside but no response and no qualified. The qualification for Senior Tenant Relation Advisor is hard to meet and antiquated. Housing Specialist position has equivalency qualification that can be substituted with experience. Vice Chairman Bordallo inquired if the position is needed and there were discussions amongst the Board members. Chairman Florig and Director Guerrero agreed that the position is crucial for continuity.</p>	<p>Upon motion to adopt position of Housing Specialist and abolish Senior Tenant Relations made by Director Guerrero and seconded by Director Morales, and approved without any objections.</p>			

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VIII.	Public Participation	NONE				
IX.	Adjournment		The Board scheduled their next Board meeting for June 27, 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 1:29 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:


FRANCISCO FLORIG, Chairman

Date:

6/27/2025

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:


JACQUES G. BRONZE, ESQ, Legal Counsel

Date:

6/27/25