



GHC 2025 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, June 27, 2025</p> <p>Commenced: 1:03 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:53 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) Lanita B. Tiong, Secretary (in person) Lillian O. Guerrero, Director (via Zoom) Romeo “Romy” Angel, Director (in person) Gustavo A. Morales, Director (in person) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u> Frank S.N. (Post) – (in person)</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (in person) Mary Guerrero, Loan Administrator (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)</p>

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	1:03 p.m.			
II.	Roll Call	Quorum established			
III.	Approval of Minutes:	Minutes of the May 28, 2025, Board Meeting reviewed and discussed by the Board.	Motion to approve minutes made by Director Guerrero and seconded by Director Tiong, and without any further objections it was approved.	GHC AA	GHC AA APPROVED

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
<p>IV. President's Report / Remarks:</p>	<p>The Invitation for Bid (IFB) for Phase II of the Lada Gardens Renovation Project was advertised on May 30, 2025 with registration for interested bidders opening on the same day. The pre-bid conference was held on Wednesday, June 4, 2025 followed by a site visit on Thursday, June 5, 2025. Attendance at the pre-bid conference and the site visit was not mandatory. But, was highly encouraged. Five (5) interested parties attended the pre-bid conference and eight (8) attended the site visit. Questions regarding the IFB were accepted in writing via email beginning May 30, 2025 and closed on June 16, 2025.</p> <p>The IFB closing date and time is Friday, June 27, 2025 at 2:00 p.m. with all bid submittals being opened publicly at GHURA's main office conference room in Sinajana.</p> <p>There was an increase in vacant renovated units in May for various reasons, including termination of participation in the Section 8 program by tenants or GHURA and/or tenants choosing to relocate at the time of their recertification. The Rental Division has embarked on the following marketing strategies to fill the vacancies as follows:</p> <ul style="list-style-type: none"> • Posting unit availability on the GHURA website • Installing promotional banners along high traffic areas in Dededo • Outreach through social media platforms <p>Emergency Housing was provided to two (2) families by the Rental Division in May.</p>		<p>Admin / Maintenance / Rental</p>	<p>Admin / Maintenance / Rental</p>	<p>On-Going</p>

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>A total of six (6) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from \$109,000 to 488,750.</p> <p>The Loan Division had twenty-seven (27) prospective loan applications with an average loan amount of \$212,000. Eleven (11) applications are for the Direct Loan Program, eleven (11) for the 6% Loan Program, four (4) for CAHAT, and one (1) for home improvement. The total required funding is \$5,735,234.</p> <p>One (1) loan was pre-approved for \$75,000. Four (4) loans were approved totaling \$160,000, and three (3) loans were closed totaling \$120,000.</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>NONE</p>				
VIII.	<p>Public Participation</p> <p>NONE</p>				
IX.		<p>The Board scheduled their next Board meeting for July 31, 2025, at 12:00 p.m. Upon motion duly made by Director Guerrero, and seconded by Director Angel, and without any objections, the meeting was adjourned at 1:53 p.m.</p>			

**APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:**

GUAM HOUSING CORPORATION

By: _____
FRANCISCO FLORIG, Chairman

Date: 7/31/2025

**APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:**

GUAM HOUSING CORPORATION

By: _____
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 7/31/25