



# GHC 2025 BOARD MINUTES

<p><b>GUAM HOUSING CORPORATION</b>  <b>BOARD OF DIRECTORS REGULAR MEETING</b>          Guam Economic Development Authority          Conference Room  <b>Friday, July 31, 2025</b></p> <p>Commenced: 12:08 p.m.          Roll call / quorum present: Quorum exists          Adjourned: 12:42 p.m.</p> <p><b>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.</b></p>	<b>ATTENDANCE</b>
<p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person)          Lillian O. Guerrero, Director (via Zoom)          Romeo "Romy" Angel, Director (via Zoom)          Gustavo A. Morales, Director (in person)</p> <p><u>Legal Counsel:</u>          Jacques G. Bronze, Esq. (in person)</p> <p><u>Members of the Public:</u></p> <p>None</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person)          Angela Camacho, Manager (in person)          Patricia M.Q. Kier, Special Assistant (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	12:08 p.m.				
II. Roll Call	Quorum established				
III. Approval of Minutes:	Minutes of the June 27, 2025, Board Meeting reviewed and discussed by the Board.	<b>Motion to approve minutes made by Director Guerrero and seconded by Director Morales, and without any further objections it was approved.</b>	GHC AA	GHC AA	<b>APPROVED</b>
IV. President's Report / Remarks:	The Invitation for Bid (IFB) closing date for Phase II of the Lada Gardens Renovation Project was on Friday, June 27, 2025. A total of three (3) submissions were		Admin / Maintenance / Rental	Admin / Maintenance / Rental	<b>On-Going</b>

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	<p>received at the Guam Housing and Urban Renewal Authority (GHURA) office by the 2:00 pm deadline. The bids were publicly opened immediately with the three (3) bid amounts being announced.</p> <p>An evaluation of the submissions was conducted by GHURA on July 9, 2025 with the committee determining the recommendation for award. The recommendation will be presented at the next GHURA Board of Director's meeting scheduled for July 22, 2025 for their approval. Once approval is received, the award will be officially announced with a required fourteen (14) day protest period to follow.</p> <p>Discussions regarding the use of the Guma As-Atdas property in Yigo for a temporary Simon Sanchez High School resumed in July. Details to be included in a Memorandum of Understanding (MOU) between GHC and the Guam Department of Education (GDOE) are currently being considered regarding the use of the property. The current proposal is to utilize the ten (10) acres of already developed GHC property which encompasses the two (2) apartment buildings, the parking lot, and the land adjacent to F.B. Leon Guerrero Middle School. The apartment buildings are projected to be renovated for use as potential classrooms, administrative offices, counseling and nursing offices, and storage with an additional twenty (20) temporary classrooms being constructed.</p> <p>At her request, a meeting with Senator Sabina Perez was held on June 25, 2025 with President Pangelinan, Special Assistant Kier, and Loan Administrator Guerrero to discuss current challenges in the housing market. Items discussed included the need to fund the</p>				

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	<p>Housing Trust Fund, identifying an alternate funding source for the First Time Homeowners Assistance Program (FTHAP) besides escheated funds, amending the As-Atdas legislation to include homeownership in addition to rental units, and reimbursement of the \$500,000.00 seed money for the FTHAP program to the GHC Operations Fund.</p> <p>Emergency Housing was provided to one (1) family by the Rental Division in June.</p> <p>A total of eleven (11) pre-qualification inquiries were received by the Loan Department with loan amounts ranging from \$99,000 to \$389,500.</p> <p>The Loan Division had twenty-five (25) prospective loan applications with an average loan amount of \$212,000. Ten (10) applications are for the Direct Loan Program, ten (10) for the 6% Loan Program, four (4) for CAHAT, and one (1) for home improvement. The total required funding is \$5,304,653.</p> <p>Two (2) loans were pre-approved totaling \$585,000. Zero (0) loans were approved, and one (1) loan closed totaling \$40,000.</p> <p><b><u>GHC 60<sup>th</sup> Anniversary</u></b></p> <p>Considering 60<sup>th</sup> anniversary of GHC and getting a resolution from the Legislature and Governor.</p>	<p><b>Upon motion for budget of \$5,000.00 to promote 60<sup>th</sup> Anniversary of GHC made by Director Guerrero and seconded by Director Morales, and approved without any objections.</b></p>			

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V.	Legal Report	<b>Status of Foreclosure Cases:</b>  See, separate Foreclosure Report.		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	Old Business:	NONE				
VII.	New Business:	NONE				
VIII.	Public Participation	NONE				
IX.	Adjournment		The Board scheduled their next Board meeting for <b>August 27, 2025, at 12:00 p.m.</b> Upon motion duly made by <b>Director Guerrero</b> , and seconded by <b>Director Angel and Morales</b> , and without any objections, the meeting was adjourned at 12:42 p.m.			

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:   
FRANCISCO FLORIG, Chairman

Date: 9/30/25

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:   
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 9/30/25