# M&C Fwd: Public Law 31-233 - Reporting Requirements for Boards and Commissions,

1 message

**Speaker's Office** <speaker@guamlegislature.org> Thu, Jan 9, 2020 at 6:26 PM
To: Clerks Office <clerks@guamlegislature.org>
Cc: Rennae Meno <rennae@guamlegislature.org>
Bcc: Tina Muna Barnes <tinamunabarnes@gmail.com>

| | | | | | |
|---|---|---|---|---|---|
| 01-09-20 | 2:43 PM | 01-08-20 | Public Law 31-233 January 08, 2020 GALC Board Meeting Documents.* | Guam Ancestral Lands Commission | 35GL-20-1399 |

*Sinseru yan Minagâhet,*

**Office of the Speaker • Tina Rose Muña Barnes**
Committee on Public Accountability, Human Resources & the Guam Buildup

35th Guam Legislature
*I Mina'trentai Singko na Liheslaturan Guåhan*

Guam Congress Building | 163 Chalan Santo Papa | Hagatna, GU 96910
T: (671) 477-2520/1
speaker@guamlegislature.org

35GL-20-1399
Speaker Tina Rose Muña Barnes

JAN 0 9 2020
Time 2:43 ( )AM PM
Received By:

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Gumai pribilehu yan konfedensia este siha na mensâhi. Solo espesiâtmente para hâgu ma entensioña pat ma aturisa para unrisibi. Sen prubidu kumu ti un ma aturisa para manribisa, na'setbe, pat mandespâtcha. Yanggen lachi rinisibu-mu nu este na mensâhi , put fabot ago' guatu gi I numa'huyong gi as speaker@guamlegislature.org yan despues destrosa todu siha I kopian mensâhi. Si Yu'os ma'âse'.

---------- Forwarded message ---------
From: **Joey G Leon Guerrero** <joey.leonguerrero@galc.guam.gov>
Date: Thu, Jan 9, 2020 at 2:43 PM
Subject: Public Law 31-233 - Reporting Requirements for Boards and Commissions,
To: MICHAEL WEAKLEY <michael.weakley@guam.gov>, speaker@guamlegislature.org <speaker@guamlegislature.org>
Cc: Joseph Angoco <joseph.angoco@galc.guam.gov>, Liza Camacho <liza.camacho@galc.guam.gov>, Antolin Mendiola <antolin.mendiola@galc.guam.gov>, James Diaz <james.diaz@galc.guam.gov>

Hafa Adai,

Submitted as per Public Law 31-233 is the January 08, 2020 GALC Board Meeting Documents.

***Si Yu'os Ma'âse'***
**Joey G. Leon Guerrero**
**Land Agent II**
**Guam Ancestral Lands Commission**
TEL: 649-5263 ext 440
EMAIL: **joey.leonguerrero@galc.guam.gov**
**WEBSITE http://dlm.guam.gov/**

**Check Your Property On** gis.guam.gov

**JANUARY 08, 2020 GALC BOARD MEETING DOCS.pdf**
2724K

2020 JAN 10 AM 11:50

1399

# GUAM ANCESTRAL LANDS COMMISSION

**Lourdes A. Leon Guerrero**
Maga'haga Governor

**Joshua F. Tenorio**
Sigundo Maga'lahi Lieutenant Governor

**Joseph S. Angoco**
Excutive Director

In compliance with Public Law 24-109,

**Guam Ancestral Lands Commission**

Published the

Public Meeting Announcement

For

**Wednesday, January 8, 2020**

in the

**Guam Daily Post on Tuesday, December 31, 2019 and Monday, January 6, of 2020**

Attached are photo copies of the published GALC Meeting Notices

ITC Building, Guam Ancestral Lands Commission, 3rd floor, East Wing | P.O. Box 2950, Hagåtña, Guahan 96932
Tel: (671) 649-5263 ext. 475/440 | Fax: (671) 649-5383
Website: http://dlm.guam.gov

# 2020 contenders condemn strike

WASHINGTON (Reuters) - Democratic presidential contenders on Friday condemned the air strike that killed Iranian military commander Qassem Soleimani, saying President Donald Trump's decision was reckless and could lead the United States to another war in the Middle East.

"President Trump just tossed a stick of dynamite into a tinderbox," said former Vice President Joe Biden. His campaign released a 30-second online ad that portrayed Biden as "tested and trusted around the world" against Trump's "erratic, unstable" presidency.

"We're on the brink of yet another war in the Middle East," said liberal Sen. Elizabeth Warren. "We're not here by accident. We're here because a reckless president, his allies and his administration have spent years pushing us here."

The overnight killing of Soleimani, regarded as the second most powerful figure in Iran, was a dramatic escalation of hostilities in the Middle East between Iran and the United States and its allies.

A protracted conflict could reshape an election that has so far been dominated by domestic issues, such as health care and money in politics, strategists said. While that could be a plus for the leading Democratic candidates such as Biden, who has stressed his foreign policy experience and credentials, lesser-known contenders could have a harder time being heard.

**for more info:**
Iraq in turmoil as region mourns death.
See story, page 16

"The ultimate beneficiary in the Democratic race could be the four candidates in front," said Democratic strategist Steve Elmendorf, referring to Biden, Warren, Sen. Bernie Sanders and Pete Buttigieg, the former mayor of South Bend, Indiana.

"Nobody behind them will have a chance to reset the race or change things," said Elmendorf, a Buttigieg supporter who served as chief of staff for former House Democratic leader Dick Gephardt.

The Democratic contenders are set to face voters for the first time in a month, when Iowa kicks off the state-by-state nominating battle on Feb. 3.

# Hanukkah machete suspect indicted

NEW YORK (Reuters) - The man accused of going on a machete rampage at the New York-area home of a Hasidic rabbi during a Hanukkah celebration was indicted on Friday on six counts of attempted murder, up from five counts the suspect was charged with previously.

The indictment also charges Grafton Thomas, 37, with three counts of assault, three counts of attempted assault and two counts of burglary stemming from the Dec. 28 attack, Rockland County District Attorney Thomas Walsh announced at a brief news conference.

The original criminal complaint filed the day after the assault charged Thomas with five counts of attempted murder - one for each victim authorities then said was stabbed or slashed in the incident - plus a single count of burglary.

Walsh declined to take questions from reporters, and a copy of the indictment was not immediately provided.

But the sixth attempted-murder count indicates investigators have revised their tally of victims, the most gravely injured of whom is reported to be a 72-year-old man who suffered machete blows to his head, leaving him partially paralyzed, comatose and breathing on a respirator.

Thomas is accused of storming into the home of Rabbi Chaim Rottenberg, a prominent Hasidic Jewish leader in a predominantly ultra-Orthodox community of Monsey, New York, and attacking guests gathered there for a Hanukkah celebration.

Thomas, who according to his lawyer is a former U.S. Marine with a history of severe mental illness, was separately charged on Monday with federal hate crimes in connection with the attack.

Federal prosecutors cited journals they seized from the suspect's home containing references to Adolf Hitler, "Nazi culture" and the Black Hebrew Israelites movement, identified by experts in extremism as an anti-Jewish hate group.

The attack in Monsey capped a string of incidents in which Jews have been physically attacked or accosted in the New York metropolitan area in recent weeks, including a shooting at a kosher supermarket in New Jersey that left two members of the Hasidic community dead.

"Fear has spread through our community, and we must restore peace. This is the first stop in that process," Walsh told reporters.


## Kumision I Tano Saina'ta
## Guam Ancestral Lands Commission

The Guam Ancestral Lands Commission Board Meeting will be held on **Wednesday, January 8, 2020 at 2:00 p.m.**, Department of Land Management conference room, 3rd Floor of the ITC Building 590 S. Marine Corps Drive, Tamuning. The agenda may be viewed at the following link:

http://dlm.guam.gov/announcements-2/

Individuals requiring special accommodations, auxiliary aids or services, please call Liza Camacho at 649-5263 ext. 475/440.

This ad paid for by Government funds.








## GHURA
Guam Housing and Urban Renewal Authority
*Ataridat Ginima' Yan Rinuebon Siudat Guahan*
117 Bien Venida Avenue • Sinajana Guam 96910
Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701

EQUAL HOUSING OPPORTUNITY

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

### NOTICE TO THE PUBLIC
**OPENING OF THE WAIT LIST**
**FOR THE GUAM ELDERLY (GUMA TRANKILIDAT)**
**MULTI FAMILY HOUSING PROGRAM**

**(This ad is paid for by the Guam Housing and Urban Renewal Authority Public Housing Program)**

Effective **Monday, January 6, 2020 at 8:00 a.m. Chamorro Standard Time (ChST) through Friday, February 7, 2020 at 5:00 p.m. (ChST)**, Guam Housing and Urban Renewal Authority (GHURA) will open its wait list and accept online pre-applications for the Guam Elderly (Guma Trankilidat) Multifamily Housing Program.

Interested applicants must log on to the GHURA website at www.ghura.org to submit an online pre-application. GHURA's website is available 24 hours a day / 7 days a week. **HARDCOPY PRE-APPLICATIONS WILL NOT BE ACCEPTED.**

The opening of the wait list is to establish a list of applicants for the above Guam Elderly (Guma Trankilidat) Multifamily Housing property. Submission of an online pre-application does not determine eligibility for the Public Housing Program. Applicants will be notified of their pre-eligibility in writing within 20 business days of receipt of their online pre-application submission.

Applicants may use a computer, smart phone, or tablet with internet access to submit an online pre-application. For those without access to such devices or the internet, you may visit any of the GHURA offices listed below during regular office hours (Monday through Friday, 8 a.m. to 5 p.m.) to submit an online pre-application.

GHURA Main Office - 117 Bien Venida Avenue, Sinajana, Guam
Guma Trankilidat Office - 145 Guma Trankilidat Street, Tumon, Guam
Public Housing AMP Site #1 - 23 Paquito Street, Toto Gardens, Guam
Public Housing AMP Site #2 - 10 JCR Street, Yona, Guam
Public Housing AMP Site #3 - Agat Site Base, Pagachao Drive, Agat, Guam
Public Housing AMP Site #4 - 27 Doni Lane, Toto Gardens, Guam

**Who may apply?** Open to families who meet the income limits for their household size below:

| Family Size | 1 | 2 |
|---|---|---|
| Income Limits | $35,100 | $40,100 |

GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator at 475-1322 or 472-3701 (TTY/TDD), or email at katherine@ghura.org.

/s/ **RAY S. TOPASNA**
Executive Director

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.
The Coordinator can be contacted at the above address and telephone numbers.

GUAM'S TOP 10 STORIES OF 2019

# More major stories of the year

The Guam Daily Post

Not all stories made it to the Top 10. Here are some of the other major stories in 2019:

**JANUARY**

**Inaugurations make history**

Guam's elected officials made history with the island's first female, Gov. Lou Leon Guerrero, taking office in January. Guam also made history with the first openly gay lieutenant governor of Guam – Joshua Tenorio. In addition, the Guam Legislature also wrote history. For the first time, a majority of women senators took office. The Guam Office of Public Accountability released an audit report that listed the major expenses associated with the gubernatorial inauguration. The gubernatorial transition committee spent $664,902 from donors and raffle ticket sales on the ceremony.

**APRIL**

**Fast food makes Guam comeback**

Guam's first standalone Jollibee location opened in April, drawing fans to line up the night before it opened and continuing to form lines to get into the restaurant for weeks after the soft opening. The Filipino fast food brand known for sweet spaghetti and breaded "Chickenjoy" fried chicken with gravy made a Guam comeback after its mall-based stores on the island closed following the Asian financial crisis decades earlier.

**MAY**

**Distracted driver charged in boy's death**

A 4-year-old boy, Jericho Zion David, was killed in his Dededo neighborhood's cul-de-sac after he was hit by an alleged distracted driver. Marleen Risa Ewily. Ewily was driving to work but was not paying attention to the road "because she was attempting to retrieve a pugua – betel nut – when she felt a bump and didn't know what happened," Assistant Attorney General Peter J. Santos stated in court documents.



FIRST IN LINE: *London Laureano achieves brief celebrity status for lining up for 12 hours to be the first customer at the new Jollibee at the Micronesia Mall complex in Dededo on April 4. Norman M. Taruc/The Guam Daily Post*

**JUNE**

**Professor's sentence remains**

A former University of Guam professor, Michael Ehlert, who was convicted of criminal sexual conduct involving some of his students at a beach party near his house, surrendered to the Department of Corrections to begin his 18-month sentence. The Supreme Court would later deny his request for a reduced sentence.

**Fatal beating case**

Sonter Soukin died after he was beaten in Anigua in June. Harvey Kansou, a co-defendant in the case, has sought for a dismissal. According to prison records, police have arrested Kansou 17 times prior to the beating including in an aggravated assault and family violence case.

**AUGUST**

**Corruption charges against UOG professor**

The FBI arrested University of Guam professor Thomas Marler for allegedbid-riggininvolvingfederally funded projects. Marler is accused of conspiring to rig bids to enrich himself by steering about $191,000 in federally funded contracts to two businesses. He has since retired from UOG but the federal court would later approve his request for monthly trips to the Philippines for research.

**SEPTEMBER**

**Students expelled for riots**

Students drinking alcohol led to riots at John F. Kennedy and Tiyan High School. Police took two students into custody following the JFK High riot and five students into custody following the Tiyan High riot. A month later another fight broke out involving an intoxicated student - this time at Okkodo High School - that sent two students to Guam Memorial Hospital. From the JFK riot and incidents thereafter, six students were expelled from JFK and nine students were expelled from Tiyan High. In light of safety concerns, some secondary school teachers have suggested using metal detectors at campuses.

**$600M power plant deal sealed**

The Guam Power Authority's new power plant deal received approval by the Consolidated Commission on Utilities in September and by the rate-setting Public Utilities Commission a few months later. The new power plant, which will be built in Dededo near the northern wastewater treatment plant, could cost up to $600 million. The investor's cost of building, financing and operating it could mean the developer would need to make $3 billion over 25 years. Korea Electric Power Corp. has been selected to develop the plant. The Micronesia Climate Change Alliance started a petition to stop the project and received hundreds of signatures in support but the project is moving ahead.

**$108M health insurance contract**

The government of Guam awarded its health insurance contract for government employees and retirees to a single contractor for the first time – Aetna International. Aetna started as the government of Guam's exclusive health insurance provider in October, under a deal that could be worth approximately $108 million. Shortly after the contract was awarded Speaker Tina Muna Barnes and Sen. Joe San Agustin introduced legislation to revert to multiple health insurance contractors.

**OCTOBER**

**Delegate faces a House ethics investigation**

The House Ethics Committee announced Guam Del. Michael San Nicolas is being investigated on public allegations "he may have engaged in a sexual relationship with an individual on his congressional staff, converted campaign funds to personal use, and/or accepted improper or excessive campaign contributions." The committee released a statement it has begun the investigation after it had been made aware of the allegations. In September, San Nicolas' former legislative chief of staff, John Paul Manuel, filed a complaint against the congressman with the Guam Election Commission, also accusing the married San Nicolas of using campaign funds for dates with his alleged girlfriend. Manuel was also campaign chairman for San Nicolas.

**NOVEMBER**

**Another trial for former cop**

Former police officer Mark Torre Jr. will stand trial for the second time. Superior Court of Guam Judge Michael Bordallo issued a decision and order on Monday denying Torre Jr.'s request to dismiss the amended indictment against the defendant. Torre Jr. is accused in the 2015 deadly shooting of fellow police officer, Sgt. Elbert Piolo.

**Vaping ban**

Guam extended the ban on tobacco smoking in public places to smoking e-cigarettes, or vaping. Gov. Leon Guerrero signed Bill 138-35 which expands the definition of the Natasha Protection Act of 2005,

GUAM VISITORS BUREAU

**PUBLIC NOTICE ANNOUNCEMENT**

The Guam Visitors Bureau will hold a Regular Meeting of the Board of Directors on **Thursday, January 9, 2020 at 3:30 p.m. in GVB's Main Conference Room**. Any individuals needing special accommodations are requested to contact GVB at 646-5278 for assistance.

**Kumision I Tano Saina'ta**
**Guam Ancestral Lands Commission**

The Guam Ancestral Lands Commission Board Meeting will be held on **Wednesday, January 8, 2020 at 2:00 p.m.**, Department of Land Management conference room, 3rd Floor of the ITC Building 590 S. Marine Corps Drive, Tamuning. The agenda may be viewed at the following link:

http://dlm.guam.gov/announcements-2/

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THE GUAM DAILY POST

# Advertising Order / Invoice

GUAM DAILY POST, LLC publication
388 South Marine Corps Drive, Suite 301
Tamuning, GU 96913

| Date | A.O. No. |
|---|---|
| 1/1/2020 | A61324 |

| Advertiser / Address | Account # | Terms |
|---|---|---|
| Department of Land Management<br>Guahan Ancestral Lands Commission<br>590 South Marine Corps Drive<br>ITC Building Suite 733<br>Tamuning, Guam 96913-0000 | | Due on receipt |
| **Customer Contact** Teresa Topasna | P.O. No. | |

| Ad placed through |
|---|
| Liza Camacho |

| | | | | | | |
|---|---|---|---|---|---|---|
| GOV'T | GALC Board Mtg. 01/08/20 | 12/31/19 | 2 | 46.00 | 2 | 92.00 |
| GOV'T | GALC Board Mtg. 01/08/20 | 01/06/20 | 2 | 46.00 | 2 | 92.00 |

NOTES:

**Total** $184.00

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Contract submission & 50% payment due at least 3 days prior to ad placement. Prior to publication, a 50% down payment is required upon ad space reservation. Please make checks payable to "Guam Daily Post LLC" and remit payment to 388 S. Marine Corps Drive, Suite 301, Tamuning, Guam 96913. For credit card payment, please call (671)649-1924. All accounts must be paid within 10 days from the due date appearing on the invoice. Advertiser(s) understands and agrees that late fees of 1.5% per month on all accounts remaining unpaid after 30 days from original run date. A fee of $50.00 for NSF check. If referred to collection agency, a 33 1/3% of the amount found due shall be added to the same as collection fees. For credit card payment, please call (671)649-1924. All accounts must be paid within 10 days from the due date appearing on the invoice.

Advertiser(s) understands and agrees that late fees of 1.5% per month on all accounts remaining unpaid after 30 days from original run date. A fee of $50.00 for NSF check. If referred to collection agency, a 33 1/3% of the amount found due shall be added to the same as collection fees. The advertiser(s)/ad agency jointly and severally agree to indemnify and hold The Guam Daily Post harmless against any damages and expenses of any nature incurred by The Guam Daily Post arising out of publication of material appearing in advertisement submitted by them for public including, but not limited to, The Guam Daily Post's defense against any suit or proceeding arising from a claim that publication of material appearing in advertisements submitted to it for publication was in violation of rights of others or law imposed by the United States or by any state, territory, or subdivision thereof.

The Guam Daily Post shall have no liability to an advertiser and/or agency because of a failure to complete accepted advertising orders because of acts of God, strikes, work, stoppages, fire, accidents, postal delays or any other circumstance of whatever nature beyond its control. Under no circumstances shall The Guam Daily Post direct or indirect liability to an advertiser and/or agency exceed the invoiced cost of the advertisement. The Guam Daily Post shall have the right to require payment for advertising upon such terms as The Guam Daily Post sees fit prior to publication of any ordered advertisement. The Guam Daily Post reserves the right to cancel the contract at any time upon default in the payment of bills. In the event of such cancellation, charges for all advertising published shall become immediately due and payable.

Furthermore, if there has been any default in the payment of prior bill, or if, in the sole judgment of The Guam Daily Post, credit become impaired, The Guam Daily Post shall have the right to require full payment for further advertising under his/her contract upon such terms as The Guam Daily Post sees fit. Advertiser(s)/ad agency are jointly and severally liable for payment to The Guam Daily Post.
I acknowledge that I have read and fully understand the above information.

Please detach this portion and return with payment:
Name on Credit Card: _____
Credit Card No.:_____Exp. Date:___
Amount Enclosed:_____ CVV code:____
Email Address:_____

Authorized Name x: Liza Camacho Authorized Signature x: Liza Camacho Date x: 12/26/19

Thank you for your business!
Please make payment to GUAM DAILY POST, LLC.

**Payments/Credits** $0.00

**Balance Due** $184.00

| Sales Rep |
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| LPS |

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Advertiser Guam Ancenstral Lands Commission AO# 61324 Size 2x2 Color Run Date(s) 12/31 & 1/6

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# Kumision I Tano Saina'ta
# Guam Ancestral Lands Commission

The Guam Ancestral Lands Commission Board Meeting will be held on **Wednesday, January 8, 2020 at 2:00 p.m.**, Department of Land Management conference room, 3rd Floor of the ITC Building 590 S. Marine Corps Drive, Tamuning. The agenda may be viewed at the following link:

http://dlm.guam.gov/announcements-2/

Individuals requiring special accommodations, auxiliary aids or services, please call Liza Camacho at 649-5263 ext. 475/440.

This ad paid for by Government funds.

Please review your ad carefully and indicate any corrections or changes. Email / Fax approval or changes to The Guam Daily Post at advertise@postguam.com / (671) 648-2007. If you have questions concerning this proof, please call (671) 649-1924.

☑ APPROVED AS IS ☐ APPROVED WITH CHANGES INDICATED ☐ PLEASE SEND ANOTHER PROOF

Approval Signature [signature] Date 12/26/19

If we do not receive the proof back by 4:00 pm the day of approval, we will assume the ad is acceptable. Thank you for your assistance.

NEED TO BUILD (NTB) AD MATERIALS ARE DUE BY 11:00 AM TWO (2) DAYS PRIOR TO THE PUBLICATIONS DATE. $75.00 LATE CHARGE FEE WILL BE APPLIED FOR (1) DAY PRIOR TO PUBLICATION REQUESTS BETWEEN 8:00 AM -11:00 AM. CANCELLATION REQUESTS WILL NEED TO BE MADE TWO (2) DAYS PRIOR TO PUBLICATION DAY TO PREVENT THE CANCELLATION FEE OF $75.00 BEING APPLIED TO YOUR REQUEST.

THE GUAM DAILY POST

# GUAM ANCESTRAL LANDS COMMISSION

Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Joseph S. Angoco
Executive Director

## REGULAR BOARD MEETING ATTENDANCE SHEET

**DATE:** January 8, 2020

**PLACE:** ITC DLM 3RD Floor Conference Room

**CONVENED:** 2:45 pm **RECESSED:** 3:40 pm

**RECONVENED:** 3:50 pm **ADJOURNED:** 5:25 pm

Check one:
- ___ Work Session
- ___ Executive Session
- X Regular Meeting
- ___ Special Meeting
- ___ Title Hearing
- ___ Rehearing
- ___ Deliberations
- ___ Final Determinations
- ___ Deed Signing
- ___ Other (Public Hearing)

| NAME: | TITLE: | SIGNATURE: |
|---|---|---|

**BOARD OF COMMISSIONERS:**

| | | Present | Absent |
|---|---|---|---|
| 1. Anthony J.P. Ada | *Chairman* | ☑ | ☐ |
| 2. Ronald T. Laguana | *Vice Chair* | ☑ | ☐ |
| 3. Maria G. Cruz | *Secretary/Treasurer* | ☑ | ☐ |
| 4. Ronald F. Eclavea | *Commissioner* | ☑ | ☐ |
| 5. Anita F. Orlino | *Commissioner* | ☑ | ☐ |
| 6. Louisa M. Wessling | *Commissioner* | ☑ | ☐ |
| 7. Angela M. Camacho | *Commissioner* | ☑ | ☐ |

**STAFF and GUESTS:**

| | | Present | Absent |
|---|---|---|---|
| 1. Joseph S. Angoco | *GALC Executive Director* | ☑ | ☐ |
| 2. James P. Diaz | *Admin. Services Officer* | ☑ | ☐ |
| 3. Joey Leon Guerrero | *Land Agent II* | ☑ | ☐ |
| 4. Liza Camacho | *Land Agent I* | ☑ | ☐ |
| 5. Nicolas Toft | *OAG - Legal Council* | ☐ | ☐ |
| 6. Antolin Mendiola | *Land Agent Trainee* | ☑ | ☐ |

| | Yes | No |
|---|---|---|
| Quorum Confirmed by: | ☑ | ☐ |

*Note here* and *initial* if Board Member on GovGuam work time:

| | Yes | No |
|---|---|---|
| AJPA | ☐ | ☐ |
| AMC | ☑ | ☐ |

Number of Board Members certified for stipend this meeting: 6

Confirmed by:

Remarks:

(2014 REV 05/27/2014)

ITC Building, Guam Ancestral Lands Commission Office, 3rd floor, East Wing | P.O. Box 2950, Hagåtña, Guahan 96932
Tel: (671) 649-5263 ext. 475/440| Fax: (671) 649-5383
Website: http://dlm.guam.gov

# GUAM ANCESTRAL LANDS COMMISSION

**Lourdes A. Leon Guerrero**
Maga'haga Governor

**Joshua F. Tenorio**
Sigundo Maga'lahi Lieutenant Governor

**Joseph S. Angoco**
Executive Director

## COMMISSION MEETING / HEARING ATTENDANCE SHEET

**DATE:** JANUARY 8, 2020 **TIME:** 2:00 p.m.

**PLACE:** ITC DLM Conference Room (3rd Floor)

**Check one:**
- ___ Work Session
- ___ Executive Session
- X Regular Meeting
- ___ Special Meeting
- ___ Title Hearing
- ___ Rehearing
- ___ Deliberations
- ___ Final Determinations
- ___ Deed Signing
- ___ Other (Public Hearing)

**PUBLIC SIGN IN SHEET:** *(OPTIONAL)*

| NAME | VILLAGE | NAME | VILLAGE |
|---|---|---|---|
| Paul | | | |
| Michael Limtiaco | Barrigada | | |
| Diego Mendiola | GCDA | | |
| Tony Arriola | " | | |
| Dana Cruz | " | | |
| Ilia'Annie LG | " | | |
| Henry Cruz | " | | |
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**BOARD OF COMMISSIONERS**

**Anthony J.P. Ada**
Chairperson

**Ronald T. Laguana**
Vice Chair

**Maria G. Cruz**
Secretary/Treasurer

**Ronald F. Eclavea**
Commissioner

**Anita F. Orlino**
Commissioner

**Angela M. Camacho**
Commissioner

**Louisa Wessling**
Commissioner

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
(671) 649-LAND (5263)
ext. 440/475

Facsimile:
671-649-5383

LOURDES A. LEON GUERRERO
Maga'haga Governor

JOSHUA F. TENORIO
Sigundo Maga'lahi Lieutenant Governor

**KUMISION I TÅNO' SAINA-TA**
*(Guahan Ancestral Lands Commission)*

JOSEPH ANGOCO
Executive Director

# GALC REGULAR BOARD MEETING AGENDA

Department of Land Management Conference Room
3rd Floor, ITC Building, Tamuning
Wednesday, January 8, 2020, 2:00 PM

**Public Notice: The *Guam Daily Post* on Tuesday, December 31, 2019 and Monday, January 6, 2020**

## I. CALL TO ORDER

## II. ROLL CALL / FANOHGE CHAMORRO / INIFRESI

## III. APPROVAL OF MINUTES
A. December 11, 2019 - Summarization

## IV. OLD BUSINESS
A. GEDA: Progress Report
B. Supplemental GALC Budget Proposal FY 2020, GALC Budget Proposal FY 2021 – James P. Diaz, Administrative Services Officer (ASO)

## V. NEW BUSINESS

## VI. PUBLIC COMMENTS
A. Expression of Interest (Letter - Michael Limtiaco)

## VII. DIRECTOR'S UPDATES
A. Nomination of Louisa Wessling to GALC Board

## VIII. ADJOURNMENT
A. Next Meeting

**GUAM ANCESTRAL LANDS COMMISSION REGULAR MEETING MINUTES**
**Department of Land Management Conference Room, 3rd Floor, ITC Bldg., Tamuning**
**December 11, 2019 • 2:09 p.m. to 4:22 p.m.**
**Notices were published in the Guam Post on Tuesday, December 3, 2019 and Friday, December 6, 2019, in the Guam Daily Post**

## I. Call to Order

**Chairman Ada** called the regular meeting of the Guam Ancestral Lands Commission to order at 2:09 p.m., noting a quorum. In Compliance with public law 24-109, Guam Ancestral Lands Commission published the public meeting announcement on Tuesday, December 3, 2019 and Friday, December 6, 2019, in the Guam Daily Post

## II. Roll Call/Fanohge Chamorro/Inifresi

**Present were:** Chairman Anthony Ada, Vice Chairman Ronald Laguana, Secretary Treasurer Maria Cruz, Commissioner Angela Camacho, Commissioner Eclavea, Commissioner Louisa Wessling. Also present were Executive Director Joseph Angoco, Legal Counsel Nicolas Toft, Land Agent II, Joey Leon Guerrero, Land Agent I, Liza Camacho and Land Agent Trainee, Antolin Mendiola

## III. APPROVAL OF MINUTES

### a. Minutes of November 27, 2019 - Summarization

- **Commissioner Eclavea** made a motion to approve the minutes of November 27, 2019
- **Vice Chair Laguana** second the motion
- **Chairman Ada** puts the motion to a vote to approve the minutes of November 27, 2019, all those in favor say "aye", Chairman Anthony Ada, Vice Chair Ronald Laguana, Secretary/ Treasurer Maria Cruz, Commissioner Angela Camacho, Commissioner Louisa Wessling and Commissioner Ronald Eclavea (6 ayes). All those not in favor to approve the minutes of November 27, 2019, say "nay" (0 nays)

## IV. OLD BUSINESS

### A. GEDA: Progress Report

The following is a progress report on GEDA's efforts to manage Land Bank Trust properties as required by Section 1(i) of the MOU between GEDA and GALC Land Bank Trust:

- **Apra Harbor Parcel No. 1 (Commissary Junction)** –
  - KwikSpace – **Tony Arriola** informed board members that the tenant is current with their lease rents.

- **Apra Harbor Reservation F-12 (Matson)** – Tony Arriola
  - Matson Navigation Company – **Tony Arriola** informed board members that the tenant is also current with their lease rents.

- **Portion of Lot Apra Harbor Reservation F-12 (Remainder)** –
  - **Tony Arriola** stated that GEDA staff packaged and submitted a Brownsfield Assessment Grant Application on Dec. 3, 2019. He also stated that GEDA will be notified by Spring of 2020 if the application has been considered and selected for award.

- **AT&T – Tanguisson Cable Landing Station, Dededo (Lot 10192)** –
  - **Tony Arriola** informed board members that the next payment was due on December 23, 2019, as per the terms of the lease agreement.

- **N5D Mangilao (Route 15)** –
  - **Tony Arriola** informed board members that the issuance of a new RFP for the N5D 72-acre parcel is on hold until a resolution is reached on the legal dispute between the GALC and WSTCO Quality Feed and Supply for its license on 10 acres located at the center of the property.

- **Wettengel Junction – Northern Market, LLC (NM)** -
  - **Tony Arriola** informed board members that the tenant currently owes $14,116.02 in past due rents which includes the outstanding balance for Oct. 2019 through Nov. 2019 as well as late fees and interest charges. Tenant has been advised of payments past due and on Dec. 10, 2019, GEDA received a response from Carlos Camacho indicating that he is addressing the outstanding balance with his main office and will be advising GEDA soon.

- **Tiyan Properties**
  - Guam Environmental Protection Agency (GEPA) –
    - **Tony Arriola** informed board members that the Memorandum of Understanding (MOU) between GALC and GEPA has not been executed to date. Per GALC, MOU is still under review at the AG's office. GEDA continues to manage and process invoices for monthly rents.
    - **Diego Mendiola** stated that as requested by Commissioner Wessling, GEDA staff verified previous work experience and overall satisfaction with RE to ProPacific Builder's references. This information was communicated to Commissioner Wessling and Executive Director Angoco.
    - **Diego Mendiola** informed board members that the Contractor's Bid Bond (90 days) is valid till January 24, 2020

- **Andersen South (Marbo Area) 395 acres.**
  - **Tony Arriola** informed board members that GEDA had completed a draft Determination of Need (DON) for this property.
  - **Tony Arriola** stated that upon verification from the Assistant Attorney General on the final Court decision and current status of the long-time litigation case with regard to the Andy South property, GEDA RPD will provide the DON to the Commission for its approval and subsequent action in order to obtain a long-term lease for development of said property pursuant to PL 34-99.

**Break 3:38 to 3:58 p.m.**

**B. Update on Coast 360 Accounts – Prepared by former Administrative Officer, Maria Arriola**

- **Liza Camacho** explained the GALC Lease and License Payments to the board members and what accounts the monies is being deposited into. Board members asked that Coast 360 be invited to explain the different accounts and also for them to provide financial advice.
- **Executive Director Angoco** stated that he will write a letter to Coast 360 inviting them to our Board Meetings

**C. GALC Supplemental Budget Request FY 2020 Proposal**

- **Executive Director Angoco** asked that the GALC Supplemental Budget Request FY 2020 Proposal be put on hold until he gets an Administrative Officer on board.

**D. Budget Request for FY 2021 Proposal**

- **Executive Director Angoco** asked that the Budget Request for FY 2021 Proposal be put on hold until he gets an Administrative Officer on board.

**V. NEW BUSINESS - None**

**VI. PUBLIC COMMENTS - None**

**VII. DIRECTOR'S UPDATES – None**

**VIII. ADJOURNMENT**

- **Commissioner Eclavea** motioned to adjourn December 11, 2019, GALC Regular Board Meeting. The GALC Regular Board Meeting of December 11, 2019 was adjourned at 4:22 p.m.
- The next GALC Regular Board Meeting is scheduled for Wednesday, January 8, 2020

**Additional Remarks:** The above summarization of the GALC Board Meeting Minutes has been approved by the board due to the shortage of GALC Staff.

Approved by: 08 Jan 2020

**Anthony J.P. Ada, Chairman**
**Guam Ancestral Lands Commission**

Date approved: 08 JAN 2020

Transcribed by:

**Liza Ann Camacho, Land Agent I**
**Guam Ancestral Lands Division**

**LOURDES A. LEON GUERRERO**
*Governor of Guam*
*I Maga'Haga Guahan*

**JOSHUA F. TENORIO**
*Lt Governor of Guam*
*I Segundo Na Maga'Lahen Guahan*

GUAM ECONOMIC DEVELOPMENT AUTHORITY
America in Asia
*Aturidåd Inadilånton Ikunumihan Guahan*

**MELANIE MENDIOLA**
*Chief Executive Officer/Administrator*
*Åkto Ge'helo' Ekseketibu Ofisiåt*

**ARTEMIO "RICKY" HERNANDEZ, Ph.D.**
*Deputy Administrator*
*Sigundo Ge'helo'*

MEMORANDUM

Date: January 8, 2020

To: Executive Director, Guam Ancestral Lands Commission

From: Chief Executive Officer/Administrator

Subject: GEDA Monthly Progress Report

*Hafa Adai!*

The following is a progress report on GEDA's efforts to manage Land Bank Trust properties as required by Section 1(i) of the MOU between GEDA and GALC Land Bank Trust:

- **Apra Harbor Parcel No. 1 (Commissary Junction)** –
  - KwikSpace – Tenant is current with its lease rents.
    - As mentioned in the previous meeting, GALC Executive Director is in communications with CLTC Administrative Director regarding access previously granted to KwikSpace from adjacent CLTC property located at the rear side boundary of this lease property.

- **Apra Harbor Reservation F-12 (Matson)** –
  - Matson Navigation Company – Tenant is current with its lease rents.

- **Portion of Lot Apra Harbor Reservation F-12 (Remainder)** –
  - GEDA staff submitted a Brownsfield Assessment Grant Application with USEPA on December 2, 2019 requesting funds to conduct an environmental assessment on the property and expects to receive a response from USEPA by Spring of 2020.

- **AT&T – Tanguisson Cable Landing Station, Dededo (Lot 10192)** –
  - Tenant is current with its lease rents.

- **N5D Mangilao (Route 15)** – Issuance of a new RFP for the N5D 72-acre parcel is on hold until resolution is reached on the legal dispute between the GALC and WSTCO Quality Feed and Supply for its license on 10 acres located at the center of the property.

- **Wettengel Junction – Northern Market, LLC (NM)** -
  - Tenant is current with its lease rents up to December 2019. A Payment of $24,116.02, covering November and December lease payment was made on Dec. 23, 2019. This payment was transmitted to GALC on Dec. 31, 2019.

* Tony clarified it included October's payments as well

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- **Tiyan Properties**
  - Guam Environmental Protection Agency (GEPA) – Memorandum of Understanding (MOU) between GALC and GEPA has not been executed to date. Per GALC, MOU is still under review at the AG's office. GEDA continues to manage and process invoices for monthly rents.
    - GEPA Roof Repair
      - After further communications with the lone bidder, it appears that the contractor does not intend to use the specific roofing materials as outlined in the bid. Thus, GEDA recommends the Commission cancel IFB 19-001 and reissue with a revised scope, approved by GEPA, to hopefully solicit more and competitive bids.
      - Contractor's Bid Bond (90 days) is valid till January 24, 2020

- **Andersen South (Marbo Area) 395 acres.**
  - GEDA has completed a draft Determination of Need (DON) for this property along with a draft RFP and was provided to GALC Chairman and Executive Director on Dec 18, 2019.
  - Upon verification from the Assistant Attorney General on the final Court decision and current status of the long-time litigation case with regard to the Andy South property, GEDA is ready to issue the DON and RFP for a long term lease in compliance with PL 34-99.

Should you have any questions, please contact Tony Arriola or JoAnn Cruz at 647-4332. *Si Yu'os Ma'ase'* for your continued support in generating revenues for the beneficiaries of the Trust.

*Senseramente,*

MELANIE MENDIOLA
CEO/Administrator

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GUAM ECONOMIC DEVELOPMENT AUTHORITY

## Diego Mendiola

**From:** Loy Escabillas <sgyc@guam.net>
**Sent:** Wednesday, December 11, 2019 3:05 PM
**To:** jleonguerrero@investguam.com
**Cc:** jgyc@guam.net
**Subject:** GEDA IFB 19-001
**Attachments:** M-C-Thane 4556-60 Mil.pdf; MCP-607-HS.PDF; MCP-4000 Data Sheet.pdf; MCP-5000-HT Data Sheet.pdf; MCP-6000-HS Data Sheet.pdf

Hafa Adai Jha'Aunie,

Sorry for not responding your inquiry on time, just come back from my vacation in Manila, our Engineer handling this project is also in vacation. I will send you another set of Material specifications which is the same Urethane Materials, but this material we applied for several past project.

We don't recommend to use the same materials on existing roof coating in this project because new materials and new technology is more better than those old type of Materials. Example: Those materials you need to use roof insulation before applying asphaltic roof coating at the top. Once the roof insulation damaged, the water can penetrate to the concrete, and if there is crack on concrete and causes leak you can't easily repair without removing the insulation like what happen in the EPA building.

Using Urethane roof coating is the best roof coating in our time.

**ITEMIZED LIST OF MATERIALS AND APPLICATIONS**

a. Primer: Apply MCP-607-HS Primer at the rate of 250 to 300 sf. per gallon. Allow primer to dry until it is tack-free. Within 16 hrs. of application of the primer, the base coat must be applied. If the base coat can't be applied within 16 hrs. then reprime.

b. MCP-400 Base Membrane she be spray or squeegee and roller applied in one uniform coat at the rate of one gallon min. per 66 sf. or as needed on order to obtain a min. film thickness of 20 dry mils. Allow 16 to 48 hrs. curing time before applying the next coat. Do not apply coating system over joints greater than 1/2" wide.

c. MCP-500-HT Elastomeric Membrane shall be spray or squeegee and roller applied in one uniform coat at the rate of one gallon per 66 sf. as needed in order to obtain and average thickness of 18 dry mils. Allow up to a maximum of 36 hrs. curing time before applying the next coat. (If the preceding layers of membrane should became dirty or contaminated or lose their surface tack, wipe clean with xylene immediately before applying the next application.)

d. Apply additional MCP-500-HT Elastomeric Membrane in one uniform coat at the rate of one gallon min. per 100 sf. or as needed in order to obtain and average thickness of 12 dry mils. While the coating is still fluid, uniformly broadcast and thoroughly encapsulate 20/30 mesh aggregate into the coating at the rate of 25 lbs. per 100 sf. (In certain situations where there is low abrasion and for ease of cleaning anticipated deposits of dirt or algae, the aggregate may be omitted.) Allow a maximum of 36 hrs. curing time before applying the next coat.

e. MCP-600-HS Top Coat shall be spray or squeegee and roller applied in the uniform coat at the rate of one gallon per 100 sf. in order to obtain a min. coating thickness of 10 dry mils and completely coat the aggregate.

f. Thickness: The overall dry film thickness of the completed waterproofing system, excluding aggregate, shall be 60 mils.

Any question please fee free to call me or email me. Thanks!

Best Regards,

**LoyEscabillas**
Operations Manager
PROPACIFIC BUILDER CORPORATION
P.O. Box 7446 Tamuning,
Guam 96931 USA
Cell. (671) 688-9666
Tel (671) 477-3109
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Email: sgyc@guam.net




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# APPLICATION / SPECIFICATION DATA

# M-C-THANE 4556-60 MIL*

## ELASTOMERIC URETHANE, ABRASION RESISTING ROOFING SYSTEM

## 1. GENERAL

1.1 Scope: This specification covers the installation of a proven durable, liquid applied, abrasion resistant, aliphatic urethane waterproofing system suitable for low-slope roofing surfaces subject to mechanical equipment and pedestrian traffic. It is a monolithic system, designed to keep concrete slabs from spalling by excluding moisture penetration during low temperature freeze-thaw cycling or high temperature, high humidity thermal cycling. This system incorporates long term adhesion, flexibility and impact resistance, while exhibiting superior weather and chemical resistance.

1.2 Work Included: Install waterproofing consisting of caulking and flashing reinforcing for joints, MCP-607-HS Epoxy Primer, MCP-4000 Base Membrane, MCP-5000-HT Elastomeric Membrane and MCP-6000-HS Aliphatic Urethane Top Coat. Apply in accordance with these specifications and latest general instructions supplied by Urethane Polymers International, Inc.

1.3 Work Not Included: Work under this section shall not include finishing and corrective work in connection with the surfaces which are to receive the liquid-applied coating system. Nor does it include furnishing and installation of metal flashing, drains, vents, ducts, curbs or any other penetration through the deck.

1.4 *Condition of Concrete Surfaces:*

1.41 The concrete surfaces shall be of sound structural grade, (3,000 psi compressive strength recommended) of adequate design and adequate thickness, and shall have a steel troweled followed by a fine broom finish, free of fins, ridges, voids or air entrained holes.
1.42 Concrete shall be cured by water curing method or pure sodium silicate. Curing compounds or curing agents of any type shall not be used unless they have prior approval from UPI.
1.43 Concrete shall be cured at least 28 days and shall be sloped for proper drainage.
1.44 Saw-cut control joints and/or expansion joints shall have been properly installed at strategic points throughout the field of the deck to control cracking caused by deflection and shrinkage.
1.45 Any required crickets or drains should be installed at the time the main deck is poured (i.e. monolithic).
1.46 Voids, rock pockets and excessively rough surfaces shall be repaired with epoxy grout or ground to match the unrepaired areas.
1.47 When metal decking is used as the concrete from, it shall be of the "ventilating type".
1.48 All concrete decks poured over precast "T's", planks or slabs, shall have control joints placed directly over all corresponding joints or openings in the precast units.

*1.5 Job Conditions:*

1.51 Before any waterproofing work is started the waterproofing applicator shall thoroughly examine all surfaces for any deficiencies. Should any deficiencies exist, the architect, owner, or general contractor shall be notified in writing and application shall not begin until corrections are made.
1.52 Do not proceed with application of materials when deck temperature is less than 40°F or if precipitation is imminent.
1.53 Warn personnel against breathing of vapors and contact of material with skin or eyes. In confined areas, workmen shall wear the appropriate MSHA/NIOSH approved respiratory protective gear and protective clothing.
1.54 All gas flames and electrical apparatus shall be shut down prior to the start of and during coating application and curing.
1.55 Protect plants, vegetation, and animals which might be adversely affected by the coating operation.
1.56 These UPI Elastomeric Coating Systems should not be installed onto on-grade slabs, split slabs with buried membrane or onto slabs over unvented metal pans without prior approval from UPI.

## 2. QUALIFICATIONS

*2.1 Authorized Applicator:*

2.11 Shall be experienced in successfully applying the same or similar materials and shall be specifically approved as a Factory Authorized Applicator in writing by UPI.
2.12 Shall be financially responsible and be ready and able to submit performance bonds, if required.
2.13 Shall submit to the general contractor and the building owner the required certificates of insurance prior to starting the project.

2.2 Sample Submittals: Submit samples not less than 3" X 4" in size, showing the approximate applied thickness, texture and color. The submittal shall also include the manufacturer's application / specification sheet and a list of materials by name and quantity to be used on this project.

## 3. MATERIALS

The materials shall be delivered to the job site in the original sealed containers bearing the product name, color, manufacturer's lot number, directions for use and precautionary labels. All products listed are manufactured or supplied by UPI.
3.1 Caulking Compound: Shall be a one-component or two-component polyurethane compound approved by UPI.
3.2 Flashing Reinforcement: Shall be neoprene sheet at 45-60 mils thickness, polyester reinforcing fabric, or as recommended by the coatings manufacturer.
3.3 Primer: Shall be MCP-607-HS solvent-based Epoxy-Polyamide, low viscosity, two-component primer/sealer.
3.4 Base Membrane: Shall be MCP-4000 single-component, high adhesion, moisture cured, polyurethane membrane and shall meet or exceed the following typical properties:

**MCP-4000**

| PROPERTY | TYPICAL VALUE | TEST METHOD |
|---|---|---|
| Composition | Aromatic Urethane | |
| Weight Solids | 86 ± 2% | |
| VOC Content | Less than 200 gm/l | |
| Hardness, Shore A | 65 ± 5 | ASTM D-2240 |
| Tensile Strength | 900 + 100 psi | ASTM D-412 |
| Ultimate Elongation | 550 + 100% | ASTM D-412 |
| Tear Resistance | 150 ± 25 lb./in. | ASTM D-1004 |
| Weather Resistance | Slight Checking @ 500 hrs. | ASTM D-822 |
| Adhesion to Concrete | 30 pli | ASTM D-903 |
| Low Temp Flexibility | -30°F | |

3.5 Elastomeric Membrane: Shall be MCP-5000-HT high tensile strength, moisture cured elastomeric polyurethane and shall meet or exceed the following typical properties:

**MCP-5000-HT**

| PROPERTY | TYPICAL VALUE | TEST METHOD |
|---|---|---|
| Composition | Aromatic Urethane | |
| Weight Solids | 81 ± 2% | |
| VOC Content | Less than 250 gm/l | |
| Hardness, Shore A | 80 ± 5 | ASTM D-2240 |
| Tensile Strength | 2250 ± 250 psi | ASTM D-412 |
| Ultimate Elongation | 450 ± 50% | ASTM D-412 |
| Tear Resistance | 250 ± 50 lb /in. | ASTM D-1004 |
| Weather Resistance | Slight Chalk @ 1000 hrs. | ASTM D-822 |
| Adhesion to Base Coat | 30 pli | ASTM D-903 |

URETHANE POLYMERS INTERNATIONAL, INC. ◆ 10880 Poplar Avenue ◆ Fontana, California 92337
Phone: (909) 357-7200 ◆ (800) 560-0230 ◆ Fax: (909) 357-7215

# TECHNICAL DATA

# MCP-607-HS*

## TWO-COMPONENT, LOW VISCOSITY, EPOXY PRIMER/SEALER

### 1. PRODUCT

MCP-607-HS is a two-component, solvent borne epoxy primer/sealer. It is a high penetration primer/sealer for use with urethane roof coating and waterproofing membrane systems where solvent based primers can be tolerated.

### 2. PRODUCT DESCRIPTION

*COMPOSITION:* A two-component, low viscosity epoxy primer/sealer designed for easy mixing with a simple 1 to 1 by volume ratio. During warm weather the MCP-607-HS primer/sealer may be applied after thoroughly mixing the two components together and during colder weather after allowing an additional 15 minute induction time.

### 3. TYPICAL USES

MCP-607-HS is also used as a primer/sealer for porous substrates such as wood, plywood and concrete and for shop-primed metal. It is insensitive to humid application conditions and will cure well in the desert as well as tropical environments. Tests have shown that the use of MCP-607-HS as a barrier coat significantly reduces the incidence of pinholing and surface imperfections in polyurethane waterproofing installations as compared to similar applications on an untreated substrate. MCP-607-HS enhances the long-term adhesion of the polyurethane membrane to the substrate.

### 4. DRY TIMES, PACKAGING & STORAGE

The MCP-607-HS primer must be allowed to cure for a minimum of 2-4 hours at 77°F if substrate is coated in the shade and a minimum of one hour if exposed to hot direct sunlight. The coating over the primer must be applied within 8 hours. If this cannot be accomplished or if the primer receives rain or dew, clean and then reprime with a light coat of MCP-607-HS.

*PACKAGING:* Available in quarts, gallons or 5 gallon pails.

*SHELF LIFE:* Twelve (12) months after manufacture when continuously stored indoors in the original unopened containers.

### 5. INSTALLATION

*SURFACE PREPARATION:* All surfaces to be coated with MCP-607-HS must be free of all contamination including visible water, curing compounds, oils, grease, paint, and dirt. Concrete surfaces should be free of roughness which will show through and be noticeable in the completed application. Concrete can be cleaned by shot blasting, hydroblasting or acid etching (followed by neutralizing and thorough rinsing) and allowed to completely dry.

*APPLICATION:* MCP-607-HS Part A and Part B must be mixed thoroughly and in the proper ratios to assure proper curing. The mixed viscosity is suitable for roller coating, brushing, or spraying. MCP-607-HS should be applied at a rate of 250-350 square feet per gallon depending upon the profile, texture and porosity of the surface being primed. Cure time will vary with temperature and weather and if exposed to direct sunlight. The higher the temperature and greater the exposure to sunlight the faster the cure. A minimum cure of 2-4 hours at warm daytime temperatures in shady areas is recommended or one hour if exposed to hot direct sunlight. The coating must be applied over the cured primer the same day for proper adhesion.

### 6. TECHNICAL SERVICE

Technical Assistance is available by contacting:

URETHANE POLYMERS INTERNATIONAL, INC.
10880 Poplar Avenue
Fontana, California 92337
Phone: (909) 357-7200
Fax: (909) 357-7215

### 7. TECHNICAL DATA

| PROPERTY | TYPICAL VALUE | ASTM TEST METHOD |
|---|---|---|
| Solids Content (Mixed) | 80 ± 2% | D-1353 |
| Weight per Gallon<br>Part A (Resin)<br>Part B (Hardener) | <br>8.5 lbs.<br>8.2 lbs. | D-1475 |
| Viscosity, Mixed Material | 200 cps | D- 562 |
| VOC Content | 250 gm/l | Calculated |
| Flash Point (mixed) | 55° F | D-56 |
| Mix Ratio, By Volume | 1 to 1 | - |
| Pot Life, 1 pint @ 77°F | 1 hour | D-2471 |
| Cure Time @ 77°F<br>Firm to Touch<br>Tack Free | <br>3-4 hours<br>1-2 hours | <br>-<br>- |
| Coverage, Per Gal | 250-350 sq ft. | - |
| Cured Film Impact | Passes 60 in. lbs. | Reverse Impact |

### 8. PRECAUTIONS

This product contains flammable solvents. Keep these materials away from heat, sparks and flames. Personnel applying these coatings should wear protective clothing, use respiratory protection, safety goggles and gloves. Avoid contact of material with skin or eyes and avoid breathing the solvent vapors. Mix and apply in well-ventilated areas and observe normal safety precautions required for solvent containing materials. Read the MSDS sheets before using this product. THIS PRODUCT IS FOR PROFESSIONAL USE ONLY.

### 9. LIMITED WARRANTY

Urethane Polymers International, Inc. (UPI) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any UPI materials prove to contain manufacturing defects that substantially effect their performance, UPI will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by UPI with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. UPI specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.

The dollar value of UPI's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the UPI material in question.

*Manufactured under license from MCP Chemicals International, Inc.

MCP-607-HS (10)

# TECHNICAL DATA

# MCP-4000*

## SINGLE COMPONENT URETHANE ROOFING BASE MEMBRANE

### 195. PRODUCT

MCP-4000 is a single component, liquid applied, high adhesion, moisture cured polyurethane membrane. It is used as the Base Membrane for most of the polyurethane roof coating systems supplied by Urethane Polymers International, Inc.

### 2. FEATURES

Single Component
High Strength, High Elongation, High Adhesion
Excellent Waterproofing Properties
Withstands Extreme Environmental Conditions
Low Odor During Application and Cure

### 3. BENEFITS

Easy Application, No Mixing in Curing Agent
Resilient to Expansion and Contraction of Substrate
High Adhesion, Stress-Relieving, Crack Bridging Membrane
Provides 100% Contact, Eliminates Migratory Water Problems
Designed for Demanding Exterior Applications

### 4. PRODUCT DESCRIPTION

*BASIC USES:* MCP-4000 is the standard Base Membrane used in the UPI traffic bearing and roof coating systems. Please refer to the pertinent Application-Specification Data Sheet on each of these systems.

*LIMITATIONS:* Containers that have been opened must be used within one or two days since the product is a moisture-reactive material that will gel or set up when exposed to moisture in the air. A polyethylene sheet should be used as a blanketing material prior to re-sealing the lid on a partially used container. Prior to the application of MCP-4000, proper surface preparation procedures must be followed. Refer to the UPI Technical Bulletin on Surface Preparation of Plywood and Concrete Substrates.

MCP-4000 cures faster when applied during warm weather and high humidity conditions and slower during cool temperatures and low humidity conditions. The rate of cure may be accelerated by incorporating UI-9801 or UI-9599 Accelerators.

*SHELF LIFE:* Nine (9) months after manufacture when continuously stored in unopened metal pails at temperatures less than 80°F. Stir thoroughly prior to use.

*STANDARD COLOR:* Light Gray

### 5. INSTALLATION

*SURFACE PREPARATION:* All substrates must be free of all contaminants and should be primed with MCP-607 or MCP-607-HS solvent-based epoxy primers prior to the application of MCP-4000. Apply primers at a rate of 250-350 square feet per gallon depending upon substrate porosity or surface profile.

*APPLICATION:* MCP-4000 is normally applied at a rate of 40 to 50 square feet per gallon, per coat, resulting in a 32 to 40 mil wet film thickness. When applying onto sloped or pitched surfaces, two or more coats of the standard MCP-4000 Base Coat are required for this coverage. Allow a minimum of 16 to 24 hours cure time between coats. MCP-4000 is easily applied by squeegee, roller or notched trowel. Always follow by back rolling. Application should not commence unless the ambient temperature is 40°F or higher, and should not proceed during inclement weather. MCP-4000 is usually used in conjunction with MCP-5000-HT intermediate coat and MCP-6000-HS aliphatic top coats. UI-9801 or UI-9599 Accelerators may be added to MCP-4000 to compensate for slower cure time in cold weather or for a shortened cure time for rehabilitation or repair projects. Please refer to the Accelerator Technical Bulletins or contact UPI for details.

### 6. AVAILABILITY

MCP-4000 is supplied through select Construction Supply Distributors or ordered directly through your local Sales Representative in areas where no Distributorship is available. For the name of your nearest UPI Representative, please contact our office.

### 7. PRECAUTIONS

Before using this product, read the container precaution label and MSDS sheets carefully. Exposure to urethanes or petroleum solvents may cause allergic skin or respiratory reactions. Do not get into eyes, onto skin or clothing. If contact occurs, flush affected areas with soap and water. Wash clothing before reuse. Use only with adequate ventilation. Seek medical help for all over exposures. THIS PRODUCT IS FOR PROFESSIONAL USE.

### 8. TECHNICAL ASSISTANCE

Technical Assistance is available by contacting:

**URETHANE POLYMERS INTERNATIONAL, INC.**
**10880 Poplar Avenue**
**Fontana, California 92337**
**Phone: (909) 357-7200**
**Fax: (909) 357-7215**

### 9. LIMITED WARRANTY

Urethane Polymers International, Inc. (UPI) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any UPI materials prove to contain manufacturing defects that substantially effect their performance, UPI will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by UPI with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. UPI specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.

The dollar value of UPI's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the UPI material in question.

# TECHNICAL DATA

# MCP-6000-HS

## HIGH PERFORMANCE ALIPHATIC POLYURETHANE TOP COAT

### 1. PRODUCT

MCP-6000-HS is a single component, liquid applied, moisture-curing, aliphatic polyurethane industrial maintenance coating. It is used as the Top Coat for most of the polyurethane roof coating systems supplied by Urethane Polymers International, Inc. MCP-6000-HS is used in those areas where a moderate VOC, low solvent containing coating is required by regional EPA regulations.

### 2. FEATURES

Single component application, vulcanized by moisture
Non-yellowing with excellent weathering properties
Excellent water resistance
Rapid cure at room temperatures and can be accelerated for low temperature or low humidity cure
High hiding with one coat application

### 3. BENEFITS

Easy cost saving application
Color stable aliphatic urethane backbone
Eliminates migratory water problems
Quick turn-around time with the use of UPI accelerators
High Abrasion Resistance

### 4. PRODUCT DESCRIPTION

BASIC USES: MCP-6000-HS is the abrasion-resistance and weather resistant Top Coat used in most the UPI Roof Coating Systems. Please refer to the pertinent Application-Specification Data Sheet on each of these systems.

MCP-6000-HS is used where optimum weather resistance, abrasion resistance and color stability are required. It is used in conjunction with MCP-4000 and MCP-4000-HB Base Membranes and MCP-5000-IT Intermediate Membranes. The cured top coat easily withstands the extreme environmental conditions encountered in exterior construction environments. When used in conjunction with elastomeric base membranes, the MCP-6000-HS composite system contracts with lower temperatures and readily expands when temperatures increase. MCP-6000-HS may also be used alone as an abrasion-resisting maintenance coating.

LIMITATIONS: Containers that have been opened must be used within one or two days, since the product is a moisture-reactive material that will gel or set up when exposed to moisture in the air. Keep lid tightly sealed when material is not in use.

SHELF LIFE: Twelve (12) months after manufacture when continuously stored indoors in unopened metal pails at temperatures under 80°F. Stir thoroughly prior to use.

WHITE AND 7 STOCKED COLORS: Pacific Gray, Sidewalk Gray, Rocky Gray, Monterey Sand, Ash Brown, Desert Tan and Brick Red. Custom Colors are available with a minimum order of 180 gallons. Contact our Order Desk for further information.

### 5. INSTALLATION

SURFACE PREPARATION: All surfaces to be coated with MCP-6000-HS must be thoroughly dry and free of all contaminants, including oxidation on old top coats or base coats as well as construction debris or deposits.

APPLICATION: MCP-6000-HS is normally applied at a rate of 80-100 square feet per gallon, per coat, resulting in a film thickness of 16 to 20 wet mils. Coverage will vary depending on the aggregate size, texture or degree of surface porosity. The larger the aggregate used, the lower will be the coverage due to the greater surface area being covered. MCP-6000-HS is easily applied by squeegee, roller, or notched trowel. Always follow by back rolling. At 50% relative humidity and 77°F, the coating will be dry to the touch within 16 hours. Traffic should not be allowed on the finished coating for 24 hours. UI-9599 or UI-9801 Accelerators may be added to MCP-6000-HS to allow for light traffic on decks within a matter of hours. Please refer to the Technical Bulletins on Accelerators or contact UPI.

### 6. MAINTENANCE

If a MCP-6000-HS coated surface is damaged, it can be repaired by light sanding or by scrubbing with a solution of TSP and water, followed by a thorough rinse with water. Follow this with a solvent wipe with xylene and UI-7113 penetrating cleaner. When the surface is dry, apply MCP-6000-HS.

### 7. AVAILABILITY

MCP-6000-HS is supplied through select Construction Supply Distributors or ordered directly through your local Sales Representative in areas where no Distributorship is available. For the name of your nearest UPI Representative, please contact our office.

### 8. PRECAUTIONS

Before using this product read the container precautionary label and the MSDS data sheet carefully. Exposure to urethanes or petroleum solvents may cause allergic skin or respiratory reaction. Do not get into eyes, onto skin, or clothing. If contact occurs, flush affected areas with soap and water. Wash clothing before reuse. Use only with adequate ventilation. Seek medical help for all-over exposures. THIS PRODUCT IS FOR PROFESSIONAL USE ONLY.

### 9. TECHNICAL SERVICE

Technical Assistance is available by contacting:

**URETHANE POLYMERS INTERNATIONAL, INC.**
**10880 Poplar Avenue**
**Fontana, California 92337**
**Phone: (909) 357-7200**
**Fax: (909) 357-7215**

### 10. LIMITED WARRANTY

Urethane Polymers International, Inc. (UPI) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any UPI materials prove to contain manufacturing defects that substantially effect their performance, UPI will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by UPI with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. UPI specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.

The dollar value of UPI's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the UPI material in question.



Doc. No. 35GL-20-1399.*

11. TECHNICAL DATA

## MCP-6000-HS ALIPHATIC TOP COAT

| *PROPERTY* | *TYPE MCP-6000-HS (250 VOC)* | *TEST METHOD* |
|---|---|---|
| Polymer Composition | Aliphatic Polyester Polyurethane | ----- |
| Solids Content (By Weight) | 78 +/- 2% | ASTM D-1353 |
| VOC Content | 250 grams/liter | Calculated |
| Weight Per Gallon | 9.7 ± 0.2 lbs. | ASTM D-1475 |
| Viscosity @ 77°F | 30-60 poise | Brookfield |
| Cure Time @77°F. 50% R.H. @ 10 mils | 24 hours | ----- |
| Flash Point | Above 116°F | ASTM D-93 |
| Tensile Strength | 3500 ± 300 psi | ASTM D-412 |
| Ultimate Elongation | 200 ± 50% | ASTM D-412 |
| Hardness, Shore A | 90 ± 5 | ASTM D-2240 |
| Adhesion to Base Coat | 30 pli | ----- |
| Water Vapor Permeability | 0.1 perms | ASTM E-96 |
| Abrasion Resistance, Inch Loss | Less than .002 | C-502 Tabor Abrasion, 1000 Rev, 1000 Gm. Weight, CS-17 Wheel |
| Water Absorption | Less than 1 % | ASTM D-543 |
| Tear Strength | 350 ± 50 lb./in. | ASTM D-1004 |
| Chemical Resistance (Commonly encountered acids, salts, and oils) | Excellent | ASTM D-2299 |
| Weathering Resistance | No Chalking @ 2000 hours | ASTM G-23 |
| Service Temperature Range | -30 to + 180°F | ----- |
| Thermal Shock | No loss of adhesion | Alternate Heat/Cold Cycle |

*Manufactured under license from MCP Chemicals International, Inc.

MCP-6000-HS (10)

URETHANE POLYMERS INTERNATIONAL, INC. ♦ 10880 Poplar Avenue ♦ Fontana, California 92337
Phone: (909) 357-7200 ♦ (800) 560-0230 ♦ Fax: (909) 357-7215

PACIFIC UNLIMITED INC
SYNERGY • COLLABORATION • SOLUTIONS

P.O Box 10838, Tamuning Guam 96913
(671) 473-4374

Monday, December 23, 2019

Mr. Joseph Angoco
Executive Director
Guam Ancestral Lands Commission
590 S. Marine Corps Drive
Suite 733, ITC Building
Tamuning, Guam 96913
Email Address: joseph.angoco@galc.guam.gov

RE: Expression of Interest in short term leas of Polaris Point GALC property

Dear Mr. Angoco:

I would like to express our interest in leasing property owned and managed under GALC. The property we are interested in is located at Polaris Point, Piti. Specifically, we are looking at a 3 to 5 acre parcel previously leased by the Knik Construction Company adjacent to the Matson parcel. We will be using the property for parking and staging and can further be described as used as a laydown area. We are initially interested in a short term year to year lease with the intent to work toward a longer term lease if and when an RFP is released by GEDA. Our timeline for occupancy is within the next 90 days. We look forward to your response and if you have any questions please feel free to contact me at your convenience.

Regards,

Michael Limtiaco
Vice President
888-6280
mlimtiaco@pacificunlimitedguam.com

## 1.0 OVERVIEW

Lot Apra Harbor Reservation F-12-1, portion of F-12-2, and F-12-3, also referred to as Parcel N14-1, Polaris Point, Piti, Guam consisting of approximately 13 combined acres or 52,609 ± square meters (The Property). The Property is located off Route 1, along Polaris Point road that leads to the Navy's Submarine Retrofit Facility. The GALC intends to negotiate a lease agreement for the Property, or portions thereof, that allows a prospective developer(s) to implement its proposed and approved development plans. The Property has potential for commercial and or industrial use as it is located near the Jose D. Leon Guerrero Commercial Port of Guam as well as being adjacent to Matson Navigation's container yard. GALC and GEDA intends to negotiate a lease agreement for the Property that allows a prospective lessee to utilize the Property, or portions thereof, for land uses consistent with the M-1 Light Industrial Zone designation. If required, the offeror will be allowed to pledge the leasehold interest in the property to secure development financing.

To allow a prospective developer(s) to invest in the Property and recover investments, GALC/GEDA intends that a lease(s) will be awarded for a mutually agreed upon term not to exceed a maximum of fifty (50) years to include the initial term along with any option period(s) thereof. If a term(s) of more than five years is proposed, GEDA/GALC, along with the selected offeror, must comply with those processes mandated by Public Law 34-99 in order to fully execute a lease which will also require Guam Legislative approval of the resulting lease. Such term(s) will be subject to negotiations, with final approval by the Guam Legislature per Public Law 34-99, based primarily upon the amount of time required by the lessee to recover its investment, satisfy financing requirements and profit from investments.

In order to improve the state and condition of its real property assets, the GALC is also seeking a partnership with a prospective developer to assist the GALC with clearing and improving its properties. To this end, the GALC would be willing to negotiate a lease rent for the Property in a manner that takes this partnership into consideration.

A description of the property and expectations of the selected developer are presented below.

## 1.1 PROPERTY USE CONSIDERATIONS

**1.1.1 Property Location.** The Property is located along the southern border of Polaris Road, Piti, Guam (See attached Map).

**1.1.2 Previous Land Use.** The Property was formerly utilized for metal recycling, aggregate storage, and construction equipment and materials storage.

**1.1.3 Current Zoning.** Public Law 30-232 designates Reservation Lot F-12 as Limited Industrial (M1) Zone. If a change to this zoning designation is needed to implement the developer's plans, an explanation of the need for change must be included in the proposal submitted in response to an RFP.

**1.1.4 Mining of Property.** Should aggregate mining be intended by the prospective developer as part of its development plan, GEDA/GALC requires that proposal in response to an RFP discuss how the property will become usable after the developer ceases to use the property for this purpose and discuss royalties that will be paid from the use of the property for this purpose.

**1.1.5 Adjacent Property.** Roads and utilities may traverse the Property, serving other properties in the vicinity. These services shall continue uninterrupted but should relocation be desirable to satisfy development objectives, consultation must first be conducted with affected property owner(s) and GALC approval must be obtained. If approved, any and all relocation expenses shall be borne by the prospective developer. Adjacent property (30 acres) currently leased to Matson Navigation for container processing and storage.

## 1.2 GALC and GEDA COMMITMENTS

- To support designation of the appropriate zone for the property to accommodate the development plan, to the extent allowable by law.
- To support the developer in satisfying all regulatory, land use, environmental, business, building and other local and federal permitting requirements, to the extent allowable by law.
- To support the developer in presenting and securing approval of the lease agreement to the extent allowable by law.

## 1.3 OFFER RESPONSIBILITIES

A lease agreement(s) will be prepared once negotiations with the successful offeror(s) have concluded. Since the lease will require offeror(s) to carry out various responsibilities, including, but not limited to those listed below, proposals must indicate concurrence with paying the costs for and carrying out the major responsibilities listed below:

**1.3.1 Conceptual Plan**. Prepare a conceptual plan for the proposed development, commit to a specific development schedule and secure all necessary development permits. In submitting a proposal in response to an RFP, offerors are required to submit this conceptual plan for the development of the property or portion(s) thereof which shall identify the type of use, the market demand for the goods and/or services to be offered, a rough order of magnitude cost for developing the site and the offeror's ability to finance development and operations including evidence of such financial ability.

**1.3.2. Business Plan**. Create for itself and for GALC, a Business Plan that contains a project pro forma consistent with the conceptual plan covering the period of time required by the offeror(s) for project development and operation.

**1.3.3 Infrastructure**. Plan, implement and fund all infrastructure improvements needed for development plans.

**1.3.4. Management**. Accept management and maintenance responsibility for the Property that preserves the value and revenue generating capacity of the Property.

**1.3.5. Environmental Remediation (If Needed)**. Accept responsibility for performance and costs of any environmental remediation required to develop the Property as proposed.

**1.3.6. Insurance**. Obtain all required property, liability and workmen's compensation insurance, and indemnify GALC and GEDA from any liability arising from the development and use of the Property.

**1.3.7 Survey/Retracement**. Prepare a property boundary survey/retracement map of the Property and obtain all required approvals. Survey monuments must be maintained and visible at all times for inspection by GALC/GEDA.

**1.3.8. Fees.** Pay all fees associated with the recording the Lease at the Department of Land Management.

## 1.4 OFFEROR REQUIREMENTS

A primary consideration of the GALC and the Government of Guam is the benefits to be derived through the lease and development of this valuable asset. Traditional methods of generating revenue are addressed in subsections 4.4.1 and 4.4.2 below. However, GALC, GEDA and the Government of Guam recognize that significant public benefits can also be derived through public/private partnerships and other mechanisms that, considered as a whole, exceed the benefits derived from a traditional real property lease transaction. Should other non-traditional methods be proposed by the offeror, these methods will be given serious consideration but offerors must still identify the benefits that would have been derived from a strict real estate lease transaction for comparative purposes. Offerors are required to address the following requirements in their proposals:

**1.4.1. Rent.** Rent will be based upon appraised/estimated fair market rental value. In 2018, GALC estimated FMV for land (without improvements) to be approximately $0.30/sm/month utilizing a capitalization rate of 10%. Prospective developers are required to identify the amount of ground rent to be paid annually/monthly over the term of the lease, taking into account GALC's objective of generating the highest amount of revenue. Periodic escalations in ground rent will also be required over the term of the lease and therefore, developer proposals must include escalations in their proposals and provide a fair and reasonable method incorporating fair market rental values for establishing ground rent.

**1.4.2. Participation Rent.** Subject to negotiations, GALC may require that the offeror(s) awarded the right to lease the Property pay participation rent which is defined as a negotiated percentage of the gross income from the operations of the business or businesses located on the Property, payable monthly. In line with GALC's objective of generating the highest amount of revenue, proposals submitted in response to this RFP should indicate whether it agrees to payment of participation rent and if so, identify the percentage of gross monthly income from the operations of the business or businesses located on the Property that will be paid as participation rent and provide a projection of monthly/annual participation rent payments. If proposals indicate agreement with payment of participation rent, proposals must also identify the method by which gross monthly income will be accounted for and any escalations in participation rent offered over the term of the lease.

**1.4.3. Alternative Payment Mechanisms.** Alternatives to property rent, subtenant and other rents may be proposed by offerors in their proposals, however, any proposal suggesting such alternatives must demonstrate how GALC's objective of generating the highest amount of revenue is achieved by comparing the suggested alternative to the property rent, subtenant and other payments described above. Alternative payment schedules including rent deferrals may also be proposed but in no event will the total amount of rent be reduced. Interest may also be charged on any deferred rents. As well, the Offeror may propose in-kind services to the GALC with such value that may be considered when establishing a rent schedule.

**1.4.4. Security Deposit.** The proposal shall indicate that the developer(s) agrees to pay a non-refundable security deposit upon execution of a lease and the amount of such security deposit.

**1.4.5. Sublessee Use of Property.** Offerors must specify in their proposals whether or not subletting (or any form of third party use) is intended for any or all portions of the property being leased. Should subletting be intended, offerors shall identify the percentage of sublessee rents paid to be paid to GALC/GEDA, if any. In addition, participation rent as described above may be required to be paid by sublessees.

**1.4.6. Other Requirements.** To ensure acceptability of the intended lease agreement by the public and the government of Guam, additional requirements may be imposed and/or negotiated that are not specifically

identified in this RFP, at the discretion of the Government of Guam. In addition, Public Law 34-99 requires Legislative approval of all leases whose term exceeds five (5) years. Additional requirement(s) may be imposed by the Guam Legislature. By submitting a proposal in response to this RFP, prospective offerors understand and agree that additional requirements may be negotiated by the Executive and/or Legislative Branches of the Government of Guam.

## Proposals: Checklist

Offerors must organize their proposals into the sections delineated below, with tabs separating each section.

1. **Introduction.**
   a. Cover letter (must be on offeror's letterhead)
      i. Point of Contact. The individual executing the letter shall be identified by name and position and shall be authorized to bind the offeror contractually.
      ii. Contact Information. Include the offeror's name, address, telephone and facsimile numbers, and email address. Also include the offeror's principal place of business.

   b. Confirmation Statement. A point-by-point response to all numbered sections, subsections, and attachments to the RFP is required. If no explanation or clarification is required in the offeror's response to a specific subsection, the offeror shall so indicate in the point-by-point response or utilize a blanket response for the entire section with the following statement:

      **"(Offeror's Name)" understands and will comply.**

2. **Company Overview.**
   a. Type of firm. State whether offeror is a corporation, partnership, sole proprietorship, joint venture, etc. Provide the organizational documents for offeror and a certificate of good standing from the state or territory of formation.
   b. Year firm established. Indicate the number of years offeror has been in business under its present business name and the number of full-time personnel employed by offeror in the last twelve (12) months.
   c. Other firm names. Indicate all other names by which offeror has been known and the length of time known by each name.
   d. Participating branch offices. If applicable, state the branch offices that participated in the development of the proposal, will participate in the evaluation phase, and will participate in the conduct of any services provided (office name and address).

3. **Experience of Offeror.**

   a. Primary point of contact. Identify the overall project coordinator or manager who will serve as the single point of contact and liaison between the GEDA/GALC and the offeror for all work under the development/lease plan. The manager candidate may be subject to the approval of GEDA/GALC.
      i. Provide his/her resume and describe his/her qualifications
      ii. Explain why this person has been selected as the overall project coordinator/manager.

   b. Key personnel. Provide the name(s), education, qualifications, experience, and the role of each key personnel assigned. Present an organizational chart identifying the relationships and duties of both the corporate staff and all proposed management and staff to be

assigned to assist in the development/lease plan. At a minimum, if the offeror is an individual, the proposal should include a complete resume of the individual. If the offeror is a firm, the proposal should include a resume of all the individuals who will be working on any aspect of the development/lease.

c. Client list and work. Include a listing of current and former clients and a description of the type of professional/business relationship.

d. References. Offeror shall provide a minimum of three (3) references, which may include government agencies, with who the offeror, preferably within the last 5 years, has established a professional or business relationship. At a minimum, the offeror shall provide the reference name, location, contact information, and nature of professional or business relationship or dealings. These references may be contacted to verify offeror's ability to perform the conditions of the lease. GEDA/GALC reserves the right to use any information or additional references deemed necessary to establish the ability of the offeror to perform the conditions of the lease. Negative references may be grounds for proposal disqualification.

4. **Project Plans and Rent.**
   a. Management capability. Demonstrate and show that as a business entity, offeror has sufficient management competency and that its personnel have appropriate experience and ability to finance, operate, and maintain the nature and scale of the development proposed.
   b. Work plan. Offeror should provide a description of the work plan and the methods to be used that will convincingly demonstrate to GEDA/GALC what the offeror intends to do, the timeframes necessary to accomplish the work, and how the work will be accomplished.
   c. Rent. Identify the amount of rent to be paid annually over the term of the lease, taking into account GEDA/GALC's objective of generating the highest amount of revenue. Periodic escalations in rent will also be required over the term of the lease and therefore, proposals must include escalations and provide a fair and reasonable method for establishing rent escalations during the entire lease term. Fair Market Value (FMV) appraisal(s) will also be required at some point(s) within the lease term. To determine subsequent rental value, GEDA/GALC may use a capitalization rate equal to or in excess of Nine Percent (9%) per year.
   d. Participation rent. In line with the GEDA/GALC's objective of generating the highest amount of revenue, proposals should consider payment of participation rent and identify the percentage of gross monthly income from the operations of the business or businesses located on the Property that will be paid as participation rent and provide a projection of monthly/annual participation rent payments. If offered, Proposals must also identify the method by which gross monthly income will be accounted for and any escalations in participation rent offered over the term of the lease.
   e. Alternative Payment Mechanisms. Alternatives to rent, participation and subtenant rents may be proposed by offerors in their proposals, however, any proposal suggesting such alternatives must demonstrate how GEDA/GALC's objective of generating the highest amount of revenue is achieved by comparing the dollar amount generated by the suggested alternative over the term of the lease to the dollar amount of rent, participation and subtenant payments that would have been generated over the term of the lease.
   f. Security deposit. The proposal shall indicate that the offeror agrees to pay a non-refundable security deposit equivalent to a negotiable amount of rent upon execution of a lease.

g. Sublessee use of property. Offerors must specify in their proposals whether or not subletting (or any form of third party use) is intended for any or all portions of the property being leased and their proposed sublesee rent.

5. **Conflicts of Interest**. The proposal shall also indicate any current or historical engagement or relationships with any public or private party that could potentially create a conflict of interest with GEDA/GALC, the Government of Guam or any of its agencies or instrumentalities.

6. **Qualification to do Business**. The offeror must be certified to do business in Guam concurrent with the execution of the lease agreement. Please certify that offeror will comply with this requirement.

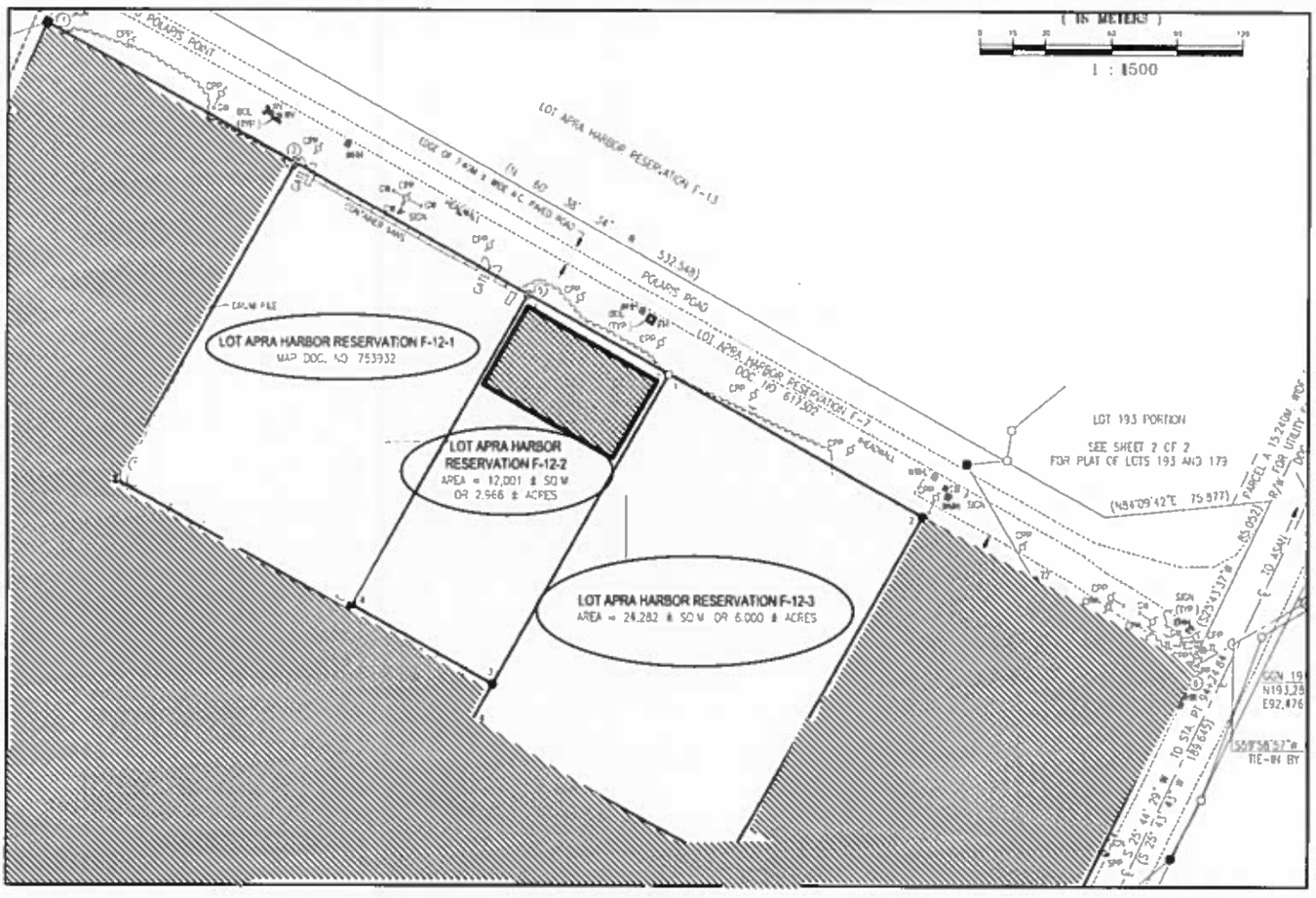
7. **Affirmative Action**. Include a statement that the offeror has established and implemented an Affirmative Action Plan for equal employment opportunities.

## MAP

**NOTE:**

- **Not to Scale**
- **Lot Apra Harbor Reservation Lot F-12-1, F-12-2, F-12-3 (13 combined acres or 52,609 ± sm)**
- **South of Jose D. Leon Guerrero *Commercial Port* of *Guam***
- **NOT Part of Available Lease Area**





# GOVERNMENT OF GUAM

## FY 2020 SUPPLEMENTAL BUDGET

## GUAM ANCESTRAL LANDS COMMISSION

)GET & MANAGEMENT RESEARCH
OFFICE OF THE GOVERNOR
Office Box 2950, Hagåtña Guam 96932

LOURDES A. LEON
GOVERNOR

JOSHUA F. TENORIO
LIEUTENANT GOVERNOR

LESTER L. CARLSON JR.
DIRECTOR

# BUDGET CERTIFICATION

The Bureau of Budget and Management Research hereby certifies and approves the budget request for Fiscal Year 2020 herewith attached for:

**GUAM ANCESTRAL LANDS COMMISSION**

The Bureau further attests that all efforts were made in the review process to ensure the accuracy and compliance with the Governor's approved budget ceiling. It should be noted however, that the above-mentioned entity is ultimately responsible for the accuracy and justification of their budget request and any submission outside of the certified submission is neither approved nor sanctioned by the Bureau of Budget and Management Research.

LESTER L. CARLSON, JR.

Date: MAY 07 2019

ORIGINAL

[BBMR ABC]

# Government of Guam
# Fiscal Year 2020 Supplemental Budget

## Agency Budget Certification

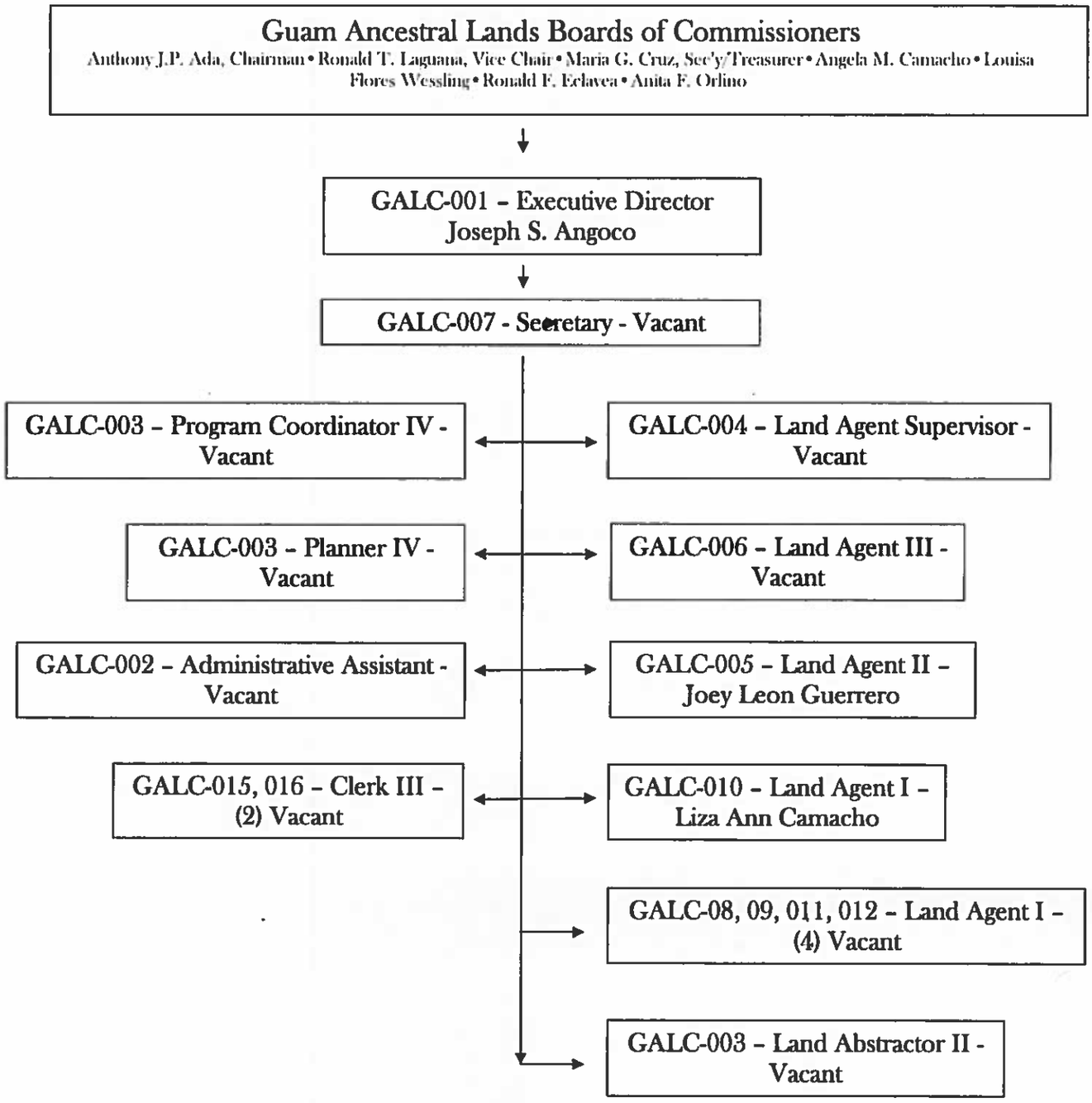
Agency: **Guam Ancestral Lands Commission**

Agency Head: **JOSEPH S. ANGOCO, Executive Director**

I certify that the attached budget, submitted herewith, has been reviewed for accuracy and that all requirements by the Bureau of Budget & Management Research (BBMR) have been met. I also acknowledge that this budget document will be returned to this department if any of the **BBMR requirements** is not met and/or if there are **inaccuracies** contained therein.

Agency Head: _____ Date: 6 JAN. 2020
(Signature)

# GUAM ANCESTRAL LANDS COMMISSION
# FY 2020 ORGANIZATIONAL CHART



Function: General Government
Department: Guam Ancestral Lands Commission
Program: SUMMARY
5100A200209DC001 (Per OFB Request)
5100A200209DC005 (Per OFB Request)

# Government of Guam
## Fiscal Year 2020
## Supplemental Budget Request

| | | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | GENERAL FUND | | | SPECIAL FUND 1/ | | | FEDERAL MATCH | | | GRAND TOTAL (ALL FUNDS) | | |
| AS400 Account Code | Appropriation Classification | FY 2018 Expenditures & Encumbrances | FY 2019 Authorized Level | FY 2020 Governor's Request | FY 2019 Authorized Level | FY 2020 Authorized Level | FY 2020 Supplemental Request | FY 2019 Expenditures & Encumbrances | FY 2020 Authorized Level | FY 2020 Supplemental Request | FY 2019 Expenditures & Encumbrances (A + D + G) | FY 2020 Authorized Level (B + E + H) | FY 2020 Supplemental Request |
| | PERSONNEL SERVICES | | | | | | | | | | | | |
| 111 | Regular Salaries/Increments/Special Pay: | 39,944 | 40,841 | 0 | 0 | 192,332 | 604,175 | 0 | 0 | 0 | 28,758 | 192,332 | 604,175 |
| 112 | Overtime: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 113 | Benefits: | 18,500 | 18,340 | 0 | 0 | 71,768 | 299,552 | 0 | 0 | 0 | 13,024 | 71,768 | 299,552 |
| | TOTAL PERSONNEL SERVICES | $58,444 | $59,181 | $0 | $0 | $264,100 | $903,727 | $0 | $0 | $0 | $41,782 | $264,100 | $903,727 |
| | OPERATIONS | | | | | | | | | | | | |
| 220 | TRAVEL- Off-Island/Local Mileage Reimburs: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 230 | CONTRACTUAL SERVICES: | 19,784 | 26,081 | 0 | 0 | 5,899 | 185,518 | 0 | 0 | 0 | 13,420 | 5,899 | 185,518 |
| 233 | OFFICE SPACE RENTAL: | 0 | 0 | 0 | 0 | 0 | 53,485 | 0 | 0 | 0 | 0 | 0 | 53,485 |
| 240 | SUPPLIES & MATERIALS: | 0 | 0 | 0 | 0 | 5,200 | 4,200 | 0 | 0 | 0 | 0 | 5,200 | 4,200 |
| 250 | EQUIPMENT: | 0 | 0 | 0 | 0 | 7,000 | 4,100 | 0 | 0 | 0 | 0 | 7,000 | 4,100 |
| 270 | WORKERS COMPENSATION: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 271 | DRUG TESTING: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 280 | SUB-RECIPIENT/SUBGRANT: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 290 | MISCELLANEOUS: | 4,000 | 4,200 | 0 | 0 | 8,400 | 11,400 | 0 | 0 | 0 | 2,600 | 8,400 | 11,400 |
| | TOTAL OPERATIONS | $23,784 | $30,281 | $0 | $0 | $26,499 | $258,703 | $0 | $0 | $0 | $16,020 | $26,499 | $258,703 |
| | UTILITIES | | | | | | | | | | | | |
| 361 | Power: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 362 | Water/ Sewer: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 363 | Telephone/ Toll: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL UTILITIES | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 450 | CAPITAL OUTLAY | $0 | $0 | $0 | $0 | $0 | $1,200,000 | $0 | $0 | $0 | $0 | $0 | $1,200,000 |
| | TOTAL APPROPRIATIONS | $82,228 | $89,462 | $0 | $0 | $290,599 | $2,362,430 | $0 | $0 | $0 | $57,802 | $290,599 | $2,362,430 |
| | 1/ Specify Special Fund | | | | | | | | | | | | |
| | FULL TIME EQUIVALENCIES (FTEs) | | | | | | | | | | | | |
| | UNCLASSIFIED: | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 |
| | CLASSIFIED: | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 22 |
| | TOTAL FTEs | 0.00 | 0.00 | 13.00 | 0.00 | 0.00 | 13.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26.00 |

Function: General Government
Department: Guam Ancestral Lands Commission
Program: Guam Ancestral Lands Commission
5100A200209DC001 (Per OFB Request)
5100A200209DC005 (Per OFB Request)

# Government of Guam
## Fiscal Year 2020
## Supplemental Budget Request

| | | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | GENERAL FUND | | | SPECIAL FUND 1/ | | | FEDERAL MATCH | | | GRAND TOTAL (ALL FUNDS) | | |
| AS400 Account Code | Appropriation Classification | FY 2018 Expenditures & Encumbrances | FY 2019 Authorized Level | FY 2020 Governor's Request | FY 2019 Authorized Level | FY 2020 Authorized Level | FY 2020 Supplemental Request | FY 2019 Expenditures & Encumbrances | FY 2020 Authorized Level | FY 2020 Supplemental Request | FY 2019 Expenditures & Encumbrances (A + D + G) | FY 2020 Authorized Level (B + E + H) | FY 2020 Supplemental Request |
| | PERSONNEL SERVICES | | | | | | | | | | | | |
| 111 | Regular Salaries/Increments/Special Pay: | 39,944 | 40,841 | 0 | 0 | 192,332 | 604,175 | 0 | 0 | 0 | 28,758 | 192,332 | 604,175 |
| 112 | Overtime: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 113 | Benefits: | 18,500 | 18,340 | 0 | 0 | 71,768 | 299,552 | 0 | 0 | 0 | 13,024 | 71,768 | 299,552 |
| | TOTAL PERSONNEL SERVICES | $58,444 | $59,181 | $0 | $0 | $264,100 | $903,727 | $0 | $0 | $0 | $41,782 | $264,100 | $903,727 |
| | OPERATIONS | | | | | | | | | | | | |
| 220 | TRAVEL- Off-Island/Local Mileage Reimburs: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 230 | CONTRACTUAL SERVICES: | 19,784 | 26,081 | 0 | 0 | 5,899 | 185,518 | 0 | 0 | 0 | 13,420 | 5,899 | 185,518 |
| 233 | OFFICE SPACE RENTAL: | 0 | 0 | 0 | 0 | 0 | 53,485 | 0 | 0 | 0 | 0 | 0 | 53,485 |
| 240 | SUPPLIES & MATERIALS: | 0 | 0 | 0 | 0 | 5,200 | 4,200 | 0 | 0 | 0 | 0 | 5,200 | 4,200 |
| 250 | EQUIPMENT: | 0 | 0 | 0 | 0 | 7,000 | 4,100 | 0 | 0 | 0 | 0 | 7,000 | 4,100 |
| 270 | WORKERS COMPENSATION: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 271 | DRUG TESTING: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 280 | SUB-RECIPIENT/SUBGRANT: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 290 | MISCELLANEOUS: | 4,000 | 4,200 | 0 | 0 | 8,400 | 11,400 | 0 | 0 | 0 | 2,600 | 8,400 | 11,400 |
| | TOTAL OPERATIONS | $23,784 | $30,281 | $0 | $0 | $26,499 | $258,703 | $0 | $0 | $0 | $16,020 | $26,499 | $258,703 |
| | UTILITIES | | | | | | | | | | | | |
| 361 | Power: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 362 | Water/ Sewer: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 363 | Telephone/ Toll: | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL UTILITIES | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 450 | CAPITAL OUTLAY | $0 | $0 | $0 | $0 | $0 | $1,200,000 | $0 | $0 | $0 | $0 | $0 | $1,200,000 |
| | TOTAL APPROPRIATIONS | $82,228 | $89,462 | $0 | $0 | $290,599 | $2,362,430 | $0 | $0 | $0 | $57,802 | $290,599 | $2,362,430 |
| | 1/ Specify Fund Source(s) | | | | | | | | | | | | |
| | FULL TIME EQUIVALENCIES (FTEs) | | | | | | | | | | | | |
| | UNCLASSIFIED: | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 |
| | CLASSIFIED: | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 22 |
| | TOTAL FTEs | 0.00 | 0.00 | 13.00 | 0.00 | 0.00 | 13.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26.00 |

## Schedule B - Contractual

| Item | Quantity | Unit Price | FY 2020 Request | FY 2019 Authorized | Variance Increase/(Decrease) |
|---|---|---|---|---|---|
| Audit Services | 1 | $23,800.00 | $ 23,800.00 | $ 23,500.00 | $ 300.00 |
| Legal Services (MOU) | 1 | $48,000.00 | $ 48,000.00 | $ - | $ 48,000.00 |
| Advertisements - Miscellaneous | 1 | $6,605.00 | $ 6,605.00 | $ 2,581.00 | $ 4,024.00 |
| Advertisements - 2x monthly meetings | 1 | $6,401.00 | $ 6,401.00 | $ - | $ 6,401.00 |
| Contractual - Survey | 1 | $58,712.00 | $ 58,712.00 | $ - | $ 58,712.00 |
| Xerox Copier | 12 | $3,500.00 | $ 42,000.00 | $ - | $ 42,000.00 |
| **Total Contractual** | | | $ 185,518.00 | | |

## Schedule C - Supplies & Materials

| Item | Quantity | Unit Price | FY 2020 Request | FY 2019 Authorized | Variance Increase/(Decrease) |
|---|---|---|---|---|---|
| Office Supplies | 12 | $350.00 | $ 4,200.00 | $ 5,000.00 | $ (800.00) |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| **Total Supplies & Materials** | | | $ 4,200.00 | | |

## Schedule D - Equipment

| Item | Quantity | Unit Price | FY 2020 Request | FY 2019 Authorized | Variance Increase/(Decrease) |
|---|---|---|---|---|---|
| Desktop Computer | 0 | $0.00 | $ - | $ 8,452.00 | $ (8,452.00) |
| Laptop Systems | 0 | $0.00 | $ - | $ 3,544.00 | $ (3,544.00) |
| Office Furniture | 1 | $54,600.00 | $ 4,000.00 | $ - | $ 4,000.00 |
| | 0 | $1.00 | $ 100.00 | $ - | $ 100.00 |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| **Total Equipment** | | | $ 4,100.00 | | |

## Schedule E - Miscellaneous

| Item | Quantity | Unit Price | FY 2020 Request | FY 2019 Authorized | Variance Increase/(Decrease) |
|---|---|---|---|---|---|
| Stipends 7 Members x $50 ea mtg=$350 | 12 | $700.00 | $ 8,400.00 | $ - | $ 8,400.00 |
| Misc. Expenses | 1 | $3,000.00 | $ 3,000.00 | $ - | $ 3,000.00 |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| **Total Miscellaneous** | | | $ 11,400.00 | | |

## Schedule F - Capital Outlay

| Item | Quantity | Unit Price | FY 2020 Request | FY 2019 Authorized | Variance Increase/(Decrease) |
|---|---|---|---|---|---|
| Vehicle | 4 | $50,000.00 | $ 200,000.00 | $ 37,900.00 | $ 162,100.00 |
| Purcase Lands for Re-Sale (investments) | 1 | $1,000,000.00 | $ 1,000,000.00 | $ - | $ 1,000,000.00 |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| | 0 | $0.00 | $ - | $ - | $ - |
| **Total Capital Outlay** | | | $ 1,200,000.00 | | |

## Schedule A - Off-Island Travel

**Department/Agency:** Guam Ancestral Lands Commission
**Division:** Guahan Ancestral Lands Commission
**Program:** Land, Housing and Natural Resources

| Purpose / Justification for Travel | | | | |
|---|---|---|---|---|
| | | | | |
| **Travel Date:** _____ | | **No. of Travelers:** _____ 1/ | | |
| **Position Title of Traveler(s)** | **Air Fare** | **Per diem 2/** | **Registration** | **Total Cost** |
| | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - |

| Purpose / Justification for Travel | | | | |
|---|---|---|---|---|
| | | | | |
| **Travel Date:** _____ | | **No. of Travelers:** _____ 1/ | | |
| **Position Title of Traveler(s)** | **Air Fare** | **Per diem 2/** | **Registration** | **Total Cost** |
| | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - |

| Purpose / Justification for Travel | | | | |
|---|---|---|---|---|
| | | | | |
| **Travel Date:** _____ | | **No. of Travelers:** _____ 1/ | | |
| **Position Title of Traveler(s)** | **Air Fare** | **Per diem 2/** | **Registration** | **Total Cost** |
| | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - |

**1/ Provide justification for multiple travelers attending the same conference / training / etc.**
**2/ Rates must be consistent with Title 5 GCA, Div.2, Ch.23, §23104 and federal Joint Travel Regulations**

# Government of Guam
# Fiscal Year 2020

## Department / Agency Narrative

**FUNCTION:** **Land and Natural Resources**

**DEPT. / AGENCY:** **Guam Ancestral Lands Commission**

**MISSION STATEMENT:**

Pursuant to Guam Public Law 25-45, the Guam Ancestral Lands Commission is created; defines the Commission as "Land Claims Facilitator"; mandates the establishment of a "Land Bank"; and compels "just compensation" as return of ancestral land(s) and/or monetary compensation, by:

- ***facilitating*** the return of excess U.S. federal and Government of Guam lands to their original owners;
- ***pursuing and advocating*** for the return of excess U.S. federal and Government of Guam lands to their original owners;
- ***maintaining*** a "Land Bank (Trust)" for those dispossessed original landowners who will never realize the return of their ancestral lands;

and further, pursuant to Guam Public Law 25-178:

> that "...***Ancestral land claims shall be expedited and claims processing shall be considered an urgency measure by all departments, agencies and instrumentalities of the government of Guam whose cooperation in facilitating meritorious claims is considered required.***"

**GOALS AND OBJECTIVES:**

Guam Public Law 25-178 establishes the rules and regulations for the Guam Ancestral Lands Commission (GALC). It provides for the acceptance and processing of applications for ancestral title and/or compensation. Our ability to timely and accurately process these applications is dependent on the number of staff qualified to receive and process these applications. The GALC must sort through all the applications submitted to obtain and verify information in them. This requires qualified staff to do research and planning. The Commission also obtains title to lands that are not privately owned designated as "Crown Lands". It must develop these properties to their highest and best use in a Trust for the dispossessed original landowners/heirs who are not getting their lands back. Without sufficient budgetary support for operations and personnel to



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conduct proper research, planning and development, we would not be able to accomplish our mission.

> Ancestral Lands is a *special class of lands,* rooted in GOVERNMENT of GUAM'S stated policy in land return to the rightful original landowners/heirs.

The agency continues to expeditiously carry out its duties and functions with only one (1) classified and one (1) unclassified staff assisting the Executive Director and its Board.

The Board of Commissioners comprise of seven (7) members. Its mission is to facilitate and expeditiously return all excess U.S. federal and Government of Guam lands back to its original land owners. The Board was able to hold work sessions, public meetings, and Title Hearings with no compensation due to the moratorium on stipends.

The Commission continues its goal to conserve on supplies, energy (utilities), and to recycle more.

The following is a list of mandates governing the work and processes followed by the Guam Ancestral Lands Commission:

1. **P.L. 22-73:** requires Government of Guam to properly compensate landowners whose property has been taken for public use and to make an appropriation to the Governor's Office in connection therewith.

2. **U.S.P.L. 103-339:** returns 3200 acres of excess lands.

3. **P.L. 22-145:** returns 3200 acres of ancestral lands, surveying of these lands, and creation of "Land Survey Revolving Fund".

4. **P.L. 23-24:** to prohibit the Government of Guam from entering into cooperative agreements with respect to the so-called Wildlife Refuge administered by the U.S. Department of Interior at the property in the northern area of Guam that was formerly the U.S. Naval Facility and to prohibit the use of Government of Guam resources and personnel in any manner that could be construed as supporting continuous federal holding of such properties.

5. **P.L. 23-25:** designating the former Naval Facility lands at Ritidian Point as property of the Government of Guam, and to demanding that the Department of Defense return these excess lands to the rightful owners from which they were originally taken by force, deceit, and outright theft.

6. **P.L. 23-141:** returns 6500 acres of ancestral lands, surveying of these lands, and creation of "Land Survey Revolving Fund".

7. **P.L. 24-109:** Notice of Meetings.

8. **P.L. 25-45:** Enabling legislation creating the Guam Ancestral Lands Commission and defines "Land Claims Facilitator" and "Land Bank" and compels *"just compensation"* as return of ancestral land(s) and/or monetary compensation.



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9. **P.L. 25-107:** provides for administrative jurisdiction by National Park Service of undeveloped Government of Guam-owned lands within the boundaries of the War in the Pacific National Historical Park under certain conditions.

10. **P.L. 25-178:** GALC Rules & Regulations (overall) and regulates that: "..Ancestral land claims shall be expedited and claims processing shall be considered an urgency measure by all departments, agencies and instrumentalities of the government of Guam whose cooperation in facilitating meritorious claims is considered required".

11. **P.L. 25-180:** regulates quorum for Guam Ancestral Lands Commission.

12. **P.L. 26-25:** §4. Return of Land by Federal Government under GLUP 94.

13. **P.L. 26-36**, Section 3: Mandates that the Guam Ancestral Lands Commission establish the Land Bank Program by the end of Fiscal Year 2004.

14. **P.L. 26-100:** repealed Tiyan Trust and mandates the return of ancestral lands to original landowners from that identified as excess to airport needs, and to return those other Tiyan lands to original landowners that were under the jurisdiction of GEDCA, DPR, and GHURA.

15. **P.L. 27-113:** Transfers properties under the jurisdiction of the Department of Public Works that are located in *Tiyan*, alternatively known as the former Naval Air Station, Agana (Brewer Field), to the jurisdiction of the Guam Ancestral Lands Commission, by *adding* a new §80106 to Title 21, GCA.

16. **P.L. 28-68**, Section 75: Real Property Tax Moratorium on Returned Federal Excess Lands to Original Land Owners. *"A moratorium on the payment of real property taxes shall be in effect until tax year 2007"*

17. **P.L. 28-133:** An Act to Add a New Section 80105 to Title 21 GCA relative to Developing a Comprehensive Zoning Plan for Ancestral Lands. (b) A "Provisional Commission" was established to complete a comprehensive zoning plan for all properties and parcels under the jurisdiction of the Guam Ancestral Lands Commission.

18. **P.L. 28-150**, Section 75: Real Property Tax Moratorium on Returned Federal Excess Lands to Original Land Owners Continuation. *"Section 75 of Chapter IV of P.L. 28-68 is hereby amended to read: (b) Properties having no zoning designation after tax year 2007 due to their previous status as federal excess lands shall be subject to said moratorium on the payment of real property taxes until the property is designated a zone."*

19. **P.L. 29-25:** "An Act to Zone the previously Unzoned Lot Nos. 5328-5NEW-R2, 5328-R6NEW-R2 and 5328-6, All in the Municipality of Dededo to Light Industrial (M-1) Zone

20. **P.L. 29-61:** "An Act to *Amend* §§43201, 43202 and 43203 of Title 5, GCA, relative to Performance Reviews of Agency Heads."



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21. **P.L. 29-88:** "An act relative to applying a Real Property Tax immunity for original landowners, their estates, or their heirs on the return of federal excess lands which shall be effective until such time free and direct access or use of the returned property is properly recorded with the Department of Land Management."

22. **P.L. 29-128:** An Act to Add a New Chapter 23 to Title 1, GCA, relative to creating *I Kumision Guahan Fine'nana* (The Guam First Commission) on the Military Mission in Guam; and to *Amend* §2105 of Title 4, Genders on Boards and Commissions"

23. **P.L. 29-135:** "An Act to Renumber §60907 and to add a new §60907 to Article 9, Chapter 60 of Title 21, GCA, relative to the Department of Land Management Building Construction Fund..."

24. **P.L. 29-145:** "An Act to Zone the previously Unzoned Lot Number 5327 in the Municipality of Dededo to Light Industrial (M-1) Zone"

25. **P.L. 29-151:** "An Act to *Add* a new Article 14 to Chapter 68 of Title 21 of the Guam Code Annotated, relative to the return of unused properties to their Rightful Owners and Heirs, and to cite the Act as *"The Return of Private Properties Act of 2008."*

26. **P.L. 30-237**: "An act to add a new Section 4120 to chapter 4 of title 5, Guam code annotated, relative to requiring government agencies to post their budgets on their websites."

27. **P.L. 31-01**: "Relative to the suspension of annuity payment from the defined benefit retirement plan."

28. **U.S.P.L. 106-504:** Guam's first right of refusal to federal excess lands.

29. **Executive Order 2002-13:** Creating task forces to support the missions of the Guam Ancestral Lands Commission and the Chamorro Land Trust Commission by the Department of Land Management.

30. **Executive Order 2002-19:** Ancestral land use and administration.

31. **Executive Order No. 2011-03**: Creation of the governor's peace (prevention and early intervention advisory community empowerment) council.

32. **12GCA, Chapter 72,** Land Claims Loan Revolving Fund.

33. **12GCA, Chapter 74,** Landowner's Recovery Fund

***Other personnel, procurement, and civil service mandates:***

34. **4GCA §4105 and Executive Order 96-24,** DOA Personnel Rules & Regulations

35. **5GCA Chapter 5,** Guam Procurement Act, Procurement Regulations

36. **Executive Order No. 2007-18:** Mandates all Government of Guam workplaces to be Tobacco-Free effective January 1, 2008.



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37. **P.L. 29-20:** "An Act to *Amend* Title 4, GCA §2103.5. relative to Executive Nominations; and to Amend Chapter 13 of Title 4 GCA to require Disclosure of felony convictions, to be known as "The Public Official Disclosure Act."

38. **Civil Service Commission** – Compensation & Classification Plan.

39. **Civil Service Commission** – Pay Schedule.

40. All budget laws, other Executive Orders, Board directives and Resolutions as may be pertinent to the Guam Ancestral Lands Commission.



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# Decision Package
# FY 2020

**Department/Agency:** Guam Ancestral Lands Commission **Division/Section:** _____

**Program Title: Claims, Research, Development & Planning Division**

**Activity Description:** Claims provides for the intake and processing of Applications for Title and Compensation, Claims of Interest and initial inquiries for information Research, Development & Planning provides for the research of information, documents and maps relative to lots, owners and claims of interest. It also provides for the planning and development of lots that are owned by the Commission. PL 25-178 establishes the rules and regulations for the Guam Ancestral Lands Commission. It provides the acceptance and the ability to process the applications in a timely matter which is dependent on the number of staff that are qualified. The GALC must verify and obtain all information of all the applications that were submitted and the staff must be qualified in carrying out the research and planning. The Commission also stands to obtain title to lands that are not privately owned and must develop the properties to their highest and best use in a Trust for the dispossessed original landowners and also heirs who are not getting their lands back. The Commission would not be able to accomplish its mission without proper research, planning and development.

**Major Objective(s):**
**A. Train existing staff to accept and process applications**
**B. Research and confirm information in applications submitted.**
**C. Prepare and assemble applications for the Title Hearing deliberations**
**D. To provide the necessary tools and resources for staff to do their jobs.**

**Short-term Goals:** To assist original landowners and their descendants to obtain title to ancestral lands returned by the United States of America (Federal Excess Lands); to assist the original land owners in their pursuit towards compensation for the lands taken by the Government of Guam and the United States since 1930; to research and confirm information in applications, and to provide information to management for decision and information processing.

**Workload Output**

| Workload Indicator: | FY 2018 Level of Accomplishment | FY 2019 Anticipated Level | FY 2020 Projected Level |
|---|---|---|---|
| Title Hearing | 9 | 13 | 20 |
| Property Research | 18 | 27 | 36 |
| Applicants | 31 | 32 | 36 |
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# Decision Package
# FY 2020

**Department/Agency:** Guam Ancestral Lands Commission **Division/Section:** _____

**Program Title: Administrative**

**Activity Description: This program provides the necessary support for budget, payroll, procurement, data control supervision, and other administrative services for the Commission's personnel and operations.**

**Major Objective(s):**
**A. Provide timely financial reports to management.**
**B. Improve the time for processing of procurement items.**
**C. Monitor data control processing of landowner applicant records.**

**Short-term Goals: Assist the Commission and staff in its administrative needs; Having the Commission fully automated; ensure proper budgetary conformance per fiscal year and maintain appropriate Classified staff levels for continuity.**

**Workload Output**

| Workload Indicator: | FY 2018 Level of Accomplishment | FY 2019 Anticipated Level | FY 2020 Projected Level |
|---|---|---|---|
| Public / Title Hearings | 9 | 13 | 19 |
| Process Applications | 21 | 32 | 48 |
| Inquires | 30 | 40 | 60 |
| Annual Reports | 1 | 1 | 1 |
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# Decision Package
# FY 2020

**Department/Agency:** Guam Ancestral Lands Commission **Division/Section:** _____

**Program Title: TRUST/LAND BANK DECISION**

**Activity Description:** Public Law 26-36 mandates that the Guam Ancestral Lands Commission establish the Land Bank by the end of the 2004 Fiscal Year. GALC created the Land Bank Sub-Committee to oversee the establishment of all administrative and legal requirements for the Land Bank and to review applications for the Land Bank properties with a recommendation to the Commission for action. All properties within the GALC inventory that are clearly government property have been identified and placed in Trust to fulfill statutory mandates of the Land Bank, as contained within PL 25-45. This Trust has been recorded with the Department of Land Management. GALC is working closely with the Guam Economic Development Authority to develop Request for Proposals (RFP) so that the highest and best usage is obtained with properties contained in the Land Bank Trust.

**Major Objective(s):**
Establishment of the Land Bank Trust Rules and Regulations.
To comply with P.L. 25-45.

**Short-term Goals:** To finalize the Land Bank Trust Rules and Regulations

**Workload Output**

| Workload Indicator: | FY 2018 Level of Accomplishment | FY 2019 Anticipated Level | FY 2020 Projected Level |
|---|---|---|---|
| Land Bank | 0 | To be determined at a later date | To be determined at a later date |
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# Decision Package
# FY 2020

**Department/Agency:** Guam Ancestral Lands Commission **Division/Section:** _____

**Program Title: PROVISIONAL COMMISSION**

**Activity Description:** Pursuant to P.L. 28-133 - "An act to add a new section 80105 to Title 21 G.C.A. relative to developing a Comprehensive Zoning Plan for Lands." A Provisional Commission for the Zoning of Ancestral Lands referred to as the "Provisional Commission", was established to include the Ancestral Executive Director of GALC, the Director of Land Management, the Administrator of Guam Environmental Protection Agency, the Director of Agriculture and the Director of Bureau of Statistics and Plans. The Executive Director shall serve as Chairperson of the Provisional Commission. Members of the Provisional Commission shall assign employees from their respective departments to assist the Commission in its work.

**Major Objective(s):** The Provisional Commission shall complete a comprehensive zoning plan for all properties and parcels under GALC jurisdiction, to include properties already deeded to GALC claimants that are not zoned. The Provisional Commission must request and consider the opinion of all affected GALC claimants and shall conduct hearings and present a draft zoning plan to claimants before adopting the plan.

**Short-term Goals:** To resume the Provisional Commission Meetings and conduct Public Hearings with all ancestral land claimants.

**Workload Output**

| Workload Indicator: | FY 2018 Level of Accomplishment | FY 2019 Anticipated Level | FY 2020 Projected Level |
|---|---|---|---|
| Public Hearings | Continue the Provisional Commission Meetings or work with Legislature to blanket zone all parcels. | Continue the Provisional Commission Meetings or work with Legislature to blanket zone all parcels. | Continue the Provisional Commission Meetings or work with Legislature to blanket zone all parcels. |
| Commission Work Session | 0 | | |
| Parcels Zoned | 0 | | |
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**Government of Guam**
**Fiscal Year 2021**
**Agency Staffing Pattern**
**(PROPOSED)**

**FUNCTIONAL AREA:** GENERAL GOVERNMENT

**DEPARTMENT/AGENCY:** GUAM ANCESTRAL LANDS COMMISSION

**PROGRAM:** SUMMARY

**FUND:** GENERAL FUND / GALC SURVEY, INFRASTRUCTURE & DEVELOPMENT FUND

| | Input by Department | | | | | | | | | Input by Department | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) | (O) | (P) | (Q) | (R) | (S) |
| | | | | | | | | Increment | | | Benefits | | | | | | | | |
| No. | Position Number | Position Title | Name of Incumbent | Grade/ Step | Salary | Overtime* | Special* | Date | Amt. | (E+F+G+I) Subtotal | Retirement (J * 26.28%) 1/ | Retire (DDI) ($19.01*26PP) 2/ | Social Security (6.2% * J) | Medicare (1.45% * J) | Life 3/ | Medical (Premium) | Dental (Premium) | Total Benefits (K thru Q) | (J + R) TOTAL |
| | ---- | GALC - General Fund | ---- | ---- | 0 | 0 | 0 | ---- | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | ---- | GALC - GALC SIDF | ---- | ---- | 594.379 | 0 | 9.796 | ---- | 0 | 604.175 | 158.775 | 7.920 | 0 | 8.761 | 2.992 | 113.616 | 7.488 | 299.552 | 903.727 |
| 2 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 3 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 4 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 5 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 6 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 7 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 8 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 9 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 10 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 11 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 12 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 13 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 14 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 15 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 16 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 17 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 18 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 19 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 20 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| | | | | | | | | ---- | | | | | | | | | | | |
| | | | GRAND TOTAL | ---- | $0 | $0 | $0 | ---- | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |

* Night Differential / Hazardous / Worker's Compensation / etc.

1/ FY 2021 (Proposed) GovGuam contribution rate of 26.28% for the Government of Guam Retirement is subject to change.

2/ FY 2021 (Proposed) GovGuam contribution rate of $19.01 (bi-weekly) for DDI is subject to change.

3/ FY 2021 (Proposed) GovGuam contribution rate of $187 (per annum) for Life Insurance is subject to change.

# Government of Guam
# Fiscal Year 2020
# Agency Staffing Pattern
# (PROPOSED)

**FUNCTIONAL AREA:** GENERAL GOVERNMENT

**DEPARTMENT/AGENCY:** GUAM ANCESTRAL LANDS COMMISSION

**PROGRAM:** GUAM ANCESTRAL LANDS COMMISSION

**FUND:** GALC SURVEY, INFRASTRUCTURE & DEVELOPMENT FUI 5100A200209DC005 (per OFB Request)

| | Input by Department | | | | | | | | | | | | | | Input by Department | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) | (O) | (P) | (Q) | (R) | (S) |
| | | | | | | | | Increment | | | Benefits | | | | | | | | |
| No. | Position Number | Position Title 1/ | Name of Incumbent | Grade/ Step | Salary | Overtime | Special* | Date | Amt. | (E+F+G+I) Subtotal | Retirement (J * 26.28%) 2/ | Retire (DDI) ($19.01*26PP) 3/ | Social Security (6.2% * J) | Medicare (1.45% * J) | Life 4/ | Medical (Premium) | Dental (Premium) | Total Benefits (K thru Q) | (J + R) TOTAL |
| 1 | GALC-001 | Executive Director - Unc. | Joseph Angoco | | $85,000 | $0 | $0 | | $0 | $85,000 | $22,338 | $495 | $0 | $1,233 | $187 | $7,101 | $468 | $31,822 | $116,822 |
| 2 | GALC-002 | Administrative Assistant | Recruitment | J-01 | 31,076 | 0 | $598 | | 0 | 31,674 | 8,324 | 495 | 0 | 459 | 187 | 7,101 | 468 | 17,034 | 48,708 |
| 3 | GALC-003 | Program Corrdinator IV | Recruitment | O-01 | 49,897 | 0 | $960 | | 0 | 50,857 | 13,365 | 495 | 0 | 737 | 187 | 7,101 | 468 | 22,353 | 73,210 |
| 4 | GALC-004 | Land Agent Supervisor | Recruitment | N-01 | 45,014 | 0 | $866 | | 0 | 45,880 | 12,057 | 495 | 0 | 665 | 187 | 7,101 | 468 | 20,973 | 66,853 |
| 5 | GALC-005 | Land Agent II | Jose C. Leon Guerrero | K-05 | $39,350 | $0 | $757 | | $0 | $40,107 | $10,540 | $495 | $0 | $582 | 187 | 7,101 | 468 | $19,373 | $59,480 |
| 6 | GALC-006 | Land Agent III | Recruitment | M-01 | 40,762 | $0 | $784 | | $0 | $41,546 | $10,918 | $495 | $0 | $602 | 187 | 7,101 | 468 | $19,771 | $61,317 |
| 7 | GALC-007 | Secretary | Unclassified | G-01 | 24,729 | 0 | $476 | | 0 | 25,205 | 6,624 | 495 | 0 | 365 | 187 | 7,101 | 468 | 15,240 | 40,445 |
| 8 | GALC-08 | Land Agent I | Recruitment | I-01 | 28,595 | 0 | $550 | | 0 | 29,145 | 7,659 | 495 | 0 | 423 | 187 | 7,101 | 468 | 16,333 | 45,478 |
| 9 | GALC-09 | Land Agent I | Recruitment | I-01 | 28,595 | 0 | $550 | | 0 | 29,145 | 7,659 | 495 | 0 | 423 | 187 | 7,101 | 468 | 16,333 | 45,478 |
| 10 | GALC-010 | Land Agent I | Liza Camacho | I-15 | 45,891 | 0 | $883 | 3/12/2021 | 0 | 46,774 | 12,292 | 495 | 0 | 678 | 187 | 7,101 | 468 | 21,221 | 67,995 |
| 11 | GALC-011 | Land Agent I | Recruitment | I-01 | 28,595 | 0 | $550 | | 0 | 29,145 | 7,659 | 495 | 0 | 423 | 187 | 7,101 | 468 | 16,333 | 45,478 |
| 12 | GALC-012 | Land Agent I | Recruitment | I-01 | 28,595 | 0 | $550 | | 0 | 29,145 | 7,659 | 495 | 0 | 423 | 187 | 7,101 | 468 | 16,333 | 45,478 |
| 13 | GALC-013 | Land Abstractor II | Recruitment | J-01 | 31,076 | 0 | $598 | | 0 | 31,674 | 8,324 | 495 | 0 | 459 | 187 | 7,101 | 468 | 17,034 | 48,708 |
| 14 | GALC-014 | Planner IV | Recruitment | N-01 | 45,014 | 0 | $866 | | 0 | 45,880 | 12,057 | 495 | 0 | 665 | 187 | 7,101 | 468 | 20,973 | 66,853 |
| 15 | GALC-015 | Clerk III | Recruitment | E-01 | 21,095 | 0 | $406 | | 0 | 21,501 | 5,650 | 495 | 0 | 312 | 187 | 7,101 | 468 | 14,213 | 35,714 |
| 16 | GALC-016 | Clerk III | Recruitment | E-01 | 21,095 | 0 | $406 | | 0 | 21,501 | 5,650 | 495 | 0 | 312 | 187 | 7,101 | 468 | 14,213 | 35,714 |
| 17 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | | | | | 0 | 0 | $0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | Grand Total: | ---- | $594,379 | $0 | $9,796 | ---- | $0 | $604,175 | $158,775 | $7,920 | $0 | $8,761 | $2,992 | $113,616 | $7,488 | $299,552 | $903,727 |

* Night Differential / Hazardous / Worker's Compensation / etc.

1/ Indicate "(LTA)" or "(Temp.)" next to Position Title (where applicable).

2/ FY 2021 (Proposed) GovGuam contribution rate of 26.28% for the Government of Guam Retirement is subject to change.

3/ FY 2021 (Proposed) GovGuam contribution rate of $19.01 (bi-weekly) for DDI is subject to change.

4/ FY 2021 (Proposed) GovGuam contribution rate of $187 (per annum) for Life Insurance is subject to change.

**Government of Guam**
**Fiscal Year 2020**
**Agency Staffing Pattern**
**(CURRENT)**

**FUNCTIONAL AREA:** GENERAL GOVERNMENT

**DEPARTMENT/AGENCY:** GUAM ANCESTRAL LANDS COMMISSION

**PROGRAM:** SUMMARY

**FUND:** GENERAL FUND / GALC SURVEY, INFRASTRUCTURE & DEVELOPMENT FUND

| | Input by Department | | | | | | | | | | | | | | Input by Department | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) | (O) | (P) | (Q) | (R) | (S) |
| | | | | | | | | Increment | | | Benefits | | | | | | | | |
| No. | Position Number | Position Title | Name of Incumbent | Grade/ Step | Salary | Overtime | Special* | Date | Amt. | (E+F+G+I) Subtotal | Retirement (J * 26.28%) | Retire (DDI) ($19.01*26PP) | Social Security (6.2% * J) | Medicare (1.45% * J) | Life 1/ | Medical (Premium) | Dental (Premium) | Total Benefits (K thru Q) | (J + R) TOTAL |
| 1 | ---- | GALC - General Fund | ---- | ---- | 0 | 0 | 0 | ---- | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 | ---- | GALC - SIDF | ---- | ---- | 119.152 | 0 | 1.409 | ---- | 0 | 120.561 | 31.683 | 1.485 | 0 | 1.748 | 561 | 21.303 | 1.404 | 58.184 | 178.745 |
| 3 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 4 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 5 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 6 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
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| 16 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 17 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 18 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 19 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| 20 | ---- | | ---- | ---- | | | | ---- | | | | | | | | | | | |
| | | | Grand Total: | ---- | $119.152 | $0 | $1.409 | ---- | $0 | $120.561 | $31.683 | $1.485 | $0 | $1.748 | $561 | $21.303 | $1.404 | $58.184 | $178.745 |

* Night Differential / Hazardous / Worker's Compensation / etc.

1/ FY 2020 GovGuam contribution for Life Insurance is $187 per annum

[BBMR SP-1]

# Government of Guam
# Fiscal Year 2020
# Agency Staffing Pattern
# (CURRENT)

**FUNCTIONAL AREA:** GENERAL GOVERNMENT

**DEPARTMENT/AGENCY:** GUAM ANCESTRAL LANDS COMMISSION

**PROGRAM:** GUAM ANCESTRAL LANDS COMMISSION

**FUND:** GALC SURVEY, INFRASTRUCTURE & DEVELOPMENT 5100A200209DC005 (per OFB Request)

| | Input by Department | | | | | | | | | | | | | | | Input by Department | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) | (O) | (P) | (Q) | (R) | (S) |
| | | | | | | | | Increment | | | Benefits | | | | | | | | |
| No. | Position Number | Position Title 1/ | Name of Incumbent | Grade / Step | Salary | Overtime | Special* | Date | Amt. | (E+F+G+I) Subtotal | Retirement (J * 26.28%) | Retire (DDI) ($19.01*26PP) | Social Security (6.2% * J) | Medicare (1.45% * J) | Life 2/ | Medical (Premium) | Dental (Premium) | Total Benefits (K thru Q) | (J + R) TOTAL |
| 1 | GALC-001 | Executive Director - Unc. | Joseph Angoco | | $66,392 | $0 | $0 | | $0 | $66,392 | $17,448 | $495 | $0 | $963 | $187 | $7,101 | $468 | $26,662 | $93,054 |
| 2 | GALC-002 | Administrative Officer - Unc. | Maria Arriola | K-01 | 33,911 | 0 | 652 | | 0 | 34,563 | 9,083 | 495 | 0 | 501 | 187 | 7,101 | 468 | 17,835 | 52,398 |
| 3 | GALC-005 | Land Agent Ii | Jose C. Leon Guerrero | K-05 | 39,350 | 0 | 757 | | 0 | 40,107 | 10,540 | 495 | 0 | 582 | 187 | 7,101 | 468 | 19,373 | 59,480 |
| 4 | GALC-010 | Land Agent I | Liza Camacho | I-15 | 45,891 | 0 | 0 | 3/12/2021 | 0 | 45,891 | 12,060 | 495 | 0 | 665 | 187 | 7,101 | 468 | 20,976 | 66,867 |
| 5 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | | | | | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | Grand Total: | — | $119,152 | $0 | $1,409 | — | $0 | $120,561 | $31,683 | $1,485 | $0 | $1,748 | $561 | $21,303 | $1,404 | $58,184 | $178,745 |

* Night Differential / Hazardous / Worker's Compensation / etc.

1/ Indicate "(LTA)" or "(Temp.)" next to Position Title (where applicable)

2/ FY 2020 GovGuam contribution for Life Insurance is $187 per annum

# Government of Guam
# Fiscal Year 2020
# Agency Staffing Pattern
# (CURRENT)

Input by Department

| | (A) | (B) | (C) | (D) | Special Pay Categories (E) | (F) | (G) | (H) | (I) | (J) | (K) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | 1/ | 2/ | 3/ | 4/ | 5/ | 6/ | |
| No. | Position Number | Position Title | Name of Incumbent | Holiday Pay | Night Differential Pay 10% | Hazard 10% | Hazard 8% | Nurse Sunday Pay 1.5 | Nurse Pay 1.5 | EMT Pay 15% | D+E+F+G+H+I+J Subtotal |
| 1 | GALC-001 | Administrator - Unc. | Joseph Angoco | 0.00 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 2 | GALC-002 | Administrative Officer - Unc. | Katherine B. Martir | 652.13 | 0 | 0 | 0 | 0 | 0 | 0 | 652 |
| 3 | GALC-010 | Land Agent I - Unc. | Liza Camacho | 756.73 | 0 | 0 | 0 | 0 | 0 | 0 | 757 |
| 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | Grand Total: | $1,409 | $0 | $0 | $0 | $0 | $0 | $0 | $1,409 |

1/ 10% of reg. rate, applicable from 6pm-6am, employee must work 4 hours consecutive after 6pm for entitlement of the pay
2/ Applies to law enforcement personnel
3/ Applies to solid waste employees
4/ 1 ½ of reg. rate of pay from 12am Friday to 12 midnight Sunday
5/ 1 ½ of reg. rate of pay on daily work exceeding 8 hours
6/ Applicable only to GFD ambulatory service personnel. 15% of reg. rate of pay

UFISINAN I MAGA'HÅGA
OFFICE OF THE GOVERNOR

LOURDES A. LEON GUERRERO
MAGA'HÅGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÅHI • LIEUTENANT GOVERNOR

December 19, 2019

Louisa Wessling
P.O. Box 3685
Hagatna, GU 96932

Dear Ms. Wessling:

Pursuant to my authority under 21 GCA § 80103, I am pleased to reappoint you to serve as a

**MEMBER, GUAM ANCESTRAL LANDS COMMISSION**
Term Length: Four (4) Years; August 18, 2019 to August 17, 2023

Your reappointment is a testimony to your commitment to service and the understanding of the great responsibility that this position requires and I know that you will continue to fulfill your duties in a professional manner for others to follow.

Once again, I appreciate your willingness to serve in this position, and I am confident that your time on the Board will be effective and productive.

As you are aware, this appointment is subject to the advice and consent of *I Liheslaturan Guahån*. If you have any questions or concerns, please contact Michael Weakley of the Governor's Office at 475-9477.

*Senseramente,*

**LOURDES A. LEON GUERRERO**
*I Maga'hågan Guåhan*
Governor of Guam

cc: Lt. Governor of Guam
Chairman, GALC
Executive Director, GALC

RICARDO J. BORDALLO GOVERNOR'S COMPLEX · HAGÅTÑA, GUAM 96910
P.O. BOX 2950 · HAGÅTÑA, GUAM 96932
671.472.8931 · 671.472.8932/6

PL 34-116

(j) positions within the Guam Election Commission;

(k) limited-term, part-time substitute teachers of the Guam Department of Education;

(l) all persons employed pursuant to this Section, effective October 1, 2018, *shall* meet the minimum Knowledge, Abilities, and Skills (KAS) associated with such position;

(m) professional engineers required to fill Chief Engineer positions;

(n) positions within the Business Office of the Guam Memorial Hospital Authority (GMHA) which *shall* consist of certified coders and billers;

(o) Victim Advocates within the Office of the Attorney General;

(p) the Executive Director and staff positions of *I Kumision i Fino' CHamoru yan i Fina'nå'guen i Historia yan Lina'la' i Taotao Tåno'* (the Commission on *CHamoru* Language and the Teaching of the History and Culture of the Indigenous People of Guam);

(q) Child Protective Service social workers at the Department of Public Health and Social Services; and

(r) Labor Law Enforcement Specialists.

**Section 13. Board and Commission Stipends.** Any compensation or stipend owed to a board or commission member for attending a regular or special meeting in Fiscal Year 2019 *shall* be paid from appropriations in this Act by the department or agency responsible for the administrative support and operations of such board or commission. *Except* for Commissioners of the Civil Service Commission, any board member who has served on a board continuously for ten (10) years or more may receive a stipend totaling *no more than* Two Hundred Fifty Dollars ($250) per month for meetings attended; however, board and commission members may elect to *not* receive said compensation. *I Maga'låhen Guåhan* may,

PARTIAL LISTING OF AGENCY DIRECTORS SALARIES

*OBTAINED VIA EMAIL

LASIA CASIL – 66,391
MELVIN WON PAT BORJA – 70,000
DORIS AGUON – 67,200
JAYNE FLORES – 70,000
FRED BORDALLO – 71,561
LESTER CARLSON – 102,407
DANIEL LEON GUERRERO – 79,238
EDWARD BIRN – 102,407
EDITH PANGELINAN – 91,144
MARIA PANGELINAN – 86,250
DAPHNE SHIMIZU – 102,407
MICHELE SANTOS – 91,144
TYRONE TAITANO – 85,181
JERMAINE ALERTA – 66,828
CECIL ORSINI – 66,392
JESSE GARCIA – 91,144
VINCE ARRIOLA – 100,746
STEVE IGNACIO – 108,526
MELANIE BRENNAN – 91,402
THERES ARRIOLA – 101,902
WALTER LEON GUERRERO – 82,240
DAVID DELL'ISOLA – 82,071
GERARD TOVES – 79,034
RICHARD YBANEZ – 76,188
VICTOR VILLAGOMEZ – 70,870
PIERRE T. AGUON – 93,000