

**BOARD OF  
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Commissioner

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**Antonio A. Sablan**  
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](mailto:dlmdir@land.guam.gov)

Telephone:  
(671) 473-5263/7 or  
(671) 649-LAND (5263)  
ext. 435

Facsimile:  
671-649-5383



**EDDIE BAZA CALVO**  
Governor

**RAY TENORIO**  
Lieutenant Governor

**DIPĀTTAMENTON MINANEHAN TĀNO'**  
(Department of Land Management)

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



**MICHAEL J.B. BORJA**  
Director

**DAVID V. CAMACHO**  
Deputy Director

**REGULAR BOARD MEETING AGENDA**

Department of Land Management Conference Room  
3<sup>rd</sup> Floor, ITC Building, Tamuning  
Wednesday August 23, 2017; 2:00 PM

**Public Notice: The *Guam Daily Post* on  
Wednesday, August 16, 2017 and Monday, August 21, 2017.**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
  - A. Minutes of July 19, 2017
- IV. OLD BUSINESS
  - A. GPA request
  - B. MATSON request for sublease
  - C. Confirm that RULES & REGULATIONS forwarded to Legislature.
    - Next step: Draft proposed language to correct ambiguities.
  - D. Confirm that MOUs with WIC and GEPA signed and in effect.
  - E. COURT CASES UPDATE.
    - Outcome of mediation effort July 31, 2017.
  - F. GEDA MOU status.
- V. NEW BUSINESS
  - A. Tenant Improvement Allowance offset; upcoming (email from David Gumataotao dated August 2, 2017.
  - B. Discussion regarding 80 acres to be reclaimed by Federal govt.
- VI. PUBLIC COMMENTS
- VII. REPORTS
  - A. DIRECTOR
- VIII. ADJOURNMENT
  - C. NEXT MEETING SCHEDULE FOR SEPTEMBER 13, 2017





# **GUAM ANCESTRAL LANDS COMMISSION**

a division of the  
**DEPARTMENT OF LAND MANAGEMENT**



**Eddie Baza Calvo**  
Governor

**Michael J.B. Borja**  
Director

**Ray Tenorio**  
Lieutenant Governor

**David V. Camacho**  
Deputy Director

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In compliance with Public Law 24-109,  
**Guam Ancestral Lands Commission**

Published the

Public Meeting Announcement

For

**Wednesday, August 23, 2017**

in the

**Guam Daily Post on Wednesday, August 16, and Monday,  
August 21, of 2017**

Attached are photo copies of the published GALC Meeting Notices

# Airport adds two new response vehicles to fleet

By Manny Cruz  
manny@postguam.com

The airport announced on Tuesday the addition of two new safety vehicles to strengthen its fleet.

At a press conference at the A.B. Won Pat Guam International Airport yesterday, GIAA Deputy Executive Manager Pedro Roy Martinez introduced two of the airport's newest Aircraft Rescue and Fire Fighting (ARFF) vehicles.

"This is an exciting day, as we strengthen our airport's ability to meet (Federal Aviation Administration) safety guidelines," Martinez said.

The new vehicles must meet strict performance requirements ranging from weather handling to speed.

"Every vehicle in our fleet has to meet a timed response requirement of three minutes to any point at the airport," said GIAA spokeswoman Rolenda Faasuumalie.

The additional vehicles were purchased through a federal contribution of \$1.25 million, and a local appropriation of \$125,000.



**'NOT A BAD RETURN':** This 3,000 gallon firefighting vehicle is one of two vehicles added to the airport fleet, Tuesday, Aug. 15. The A.B. Won Pat Guam International Airport Authority held a commissioning ceremony for two new vehicles added to its Aircraft Rescue and Fire Fighting fleet, bringing the total to seven vehicles. David Castro/The Guam Daily Post

"That's not a bad return on investment," Gov. Eddie Calvo said. "I bet Batman wishes he had one of these!" Calvo in his introduction stated that,

for Guam, everything is "business as usual." The governor was speaking in reference to the recent threats from North Korea, which had placed Aug.

15 as its scheduled date for firing missiles toward the island.

**'Unprecedented growth'**

The incident, which has turned an international gaze upon the island, has proven beneficial in the short term, according to Calvo.

"We're experiencing unprecedented growth. For the first 10 days of August, our arrivals increased by 7 percent over last year," Calvo said. "And in the past three days we've had 300 more tourist arrivals over last year alone. So thank you, Kim Jong Un!"

The airport authority recently launched its Vision Hulo' campaign, which includes around \$167 million in capital improvement projects to boost services and operations, Post files state.

The largest of the projects is the \$110 million international arrivals corridor, which would put the airport in compliance with federal regulations set in 2005 by the Transportation Security Administration, by separating arriving passengers from departing passengers and allowing the airport to reclaim full use of the concourse.

## Former DOC officer declines plea agreement in kidnapping

By Manny Cruz  
manny@postguam.com

A former corrections officer accused in a kidnapping and assault case declined a plea agreement and could see a January trial.

Darren Jared Cruz was arrested in October last year. He was accused of forcing a man and woman known to him into an abandoned mansion in Yona at knife-point one evening. Once there, Cruz physically assaulted the man, court documents state.

Cruz had worked at the Department of Corrections for about a year before the incident.

**Request to reschedule trial**

The defendant was initially scheduled for an Oct. 16 jury trial.

Cruz's attorney, David Lujan, advised the court that he had a number

of federal cases set to go to trial in the coming months, and expressed a desire to move Cruz's trial to January.

The Office of the Attorney General, however, opposed that request.

Lujan previously argued that Cruz's mental condition was a factor in the case.

According to court documents, after Cruz assaulted the man, he walked him and the woman back to their residence, where he allegedly divulged that he had threatened to kill his parents and blow up his car.

Cruz allegedly told the two that he had a sick mind. However, he also told the man that he did not trust him and that if he went to the police, Cruz would kill him and his parents, Post files state.

Cruz is expected in court again on Oct. 3 for a status hearing.

## Commission dismisses former police officer's case

By John O'Connor  
john@postguam.com

The Civil Service Commission has dismissed the case of former Guam Police Department officer Manuel Perez "pursuant to the signed stipulation of settlement."

Perez and his wife, Renee, were arrested March 7 after the Mandaña Drug Task Force raided the couple's Chalan Pago home and reportedly found several glass pipes, syringes, suspected drug ledgers and other drug paraphernalia, and meth.

Officer Perez pleaded guilty to hindering apprehension and official misconduct in April but was initially hit with additional charges of possession of a Scheduled II substance and obstructing governmental functions.

Perez and GPD had been working on a settlement agreement for his termination. A draft agreement stipulated that Perez would resign from



**DISMISSAL:** Former Guam Police Department officer Manuel Perez, accompanied by wife Renee, arrives for sentencing in the courtroom of Judge Vernon Perez on July 20. The Civil Service Commission recently dismissed Manuel Perez's case.

David Castro/The Guam Daily Post

the police department instead of being terminated. In exchange, Perez would withdraw his appeals with the CSC and agree that no back pay, fees or compensation associated with his demotion or termination would be due.

The police department has not yet issued a statement on the dismissal or settlement.

### PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

**WONDERFUL RESORTS, LLC  
dba: NINETEEN**

has applied for a Class: 4 On Sale Beer Alcoholic Beverage License said premises being marked as Lot: 154-2-4-REM-NEW-2-REM, 193 Club House Dr., Yona



EDDIE BAZA CALVO  
Governor  
RAY TORRES  
Lieutenant Governor

**GUAHAN ANCESTRAL LANDS COMMISSION  
Kumision I Tãno' Saina-Ta**



MICHAEL J.B. BORJA  
Director  
DAVID V. CHAMICO  
Deputy Director

**NOTICE OF BOARD MEETING**

The GUAM ANCESTRAL LANDS COMMISSION (GALC) Board Meeting will be held on Wednesday, August 23, 2017 at 2:00 pm, Department of Land Management conference room, 3rd Floor of the ITC Building, 590 S. Marine Corps Drive, Tamuning. Individuals requiring special accommodations, auxiliary aids or services, may call 649-5263 ext 432.

This ad paid for by Government funds.

POLL continued from page 1

"The major impact on this trust appears to be religious officials and a decrease in credibility," the survey summary states.

Poll participants were asked a series of questions including if their trust in the church or religious faith has increased, decreased or stayed the same.

Twenty-four percent had a decrease in faith while 13 percent had an increase in faith.

"The survey notes this is nearly a 2:1 loss to gain ratio. This is an unusual decline in the overall concept of religious faith in Guam," the poll states.

The loss in trust also contributed to a significant drop in church attendance.

About 30 percent of those surveyed,

reported church attendance has dropped in the last year while 12 percent reported attendance had increased.

The survey indicates that the survey was conducted in the month following Lent and Easter and should have been a peak attendance season for the island's Catholic faithful.

Twenty percent of participants reported donating less to the church in the last year while 10 percent stated they donated more.

The surveyors reported that people do not donate or give money to those whom they don't trust and the decline in faith is likely a factor in the corresponding drop in contributions to the church.

Participants were asked if they believe the current allegations of sexual abuse

of children by church officials.

Nearly two-thirds of the those surveyed said they believed the allegations of sexual abuse were true while less than 10 percent said they did not believe the allegations.

The poll asked residents if they would recommend a lawyer or a church-affiliated process to a family member or friend who was abused by a church official.

Two hundred twenty-five of the 300 people polled said they would recommend a lawyer. The survey notes this further supports a "strong lack of trust" in religious organizations.

The public was also asked how they believed the alleged sexual abuse of children by church officials could continue unchecked for so long.

"It appears to be a mixture of fear

and shame contrasted with the actions of powerful perpetrators and an organizational structure that appears to have shielded them from enforcement actions," the poll summary states. "There is a longstanding culture of denial in Guam for these types of allegations reinforced by church leadership structures that appeared to divert complaints internally."

Tony Diaz, the archdiocese's communications director, said the church is aware these "terrible developments" have impacted many of our local Catholics in a very negative way.

Coadjutor Archbishop Michael Byrnes has publicly stated that great trust has been broken.

Diaz said the church wants to see the poll and the results before making any comment.



## Elliman-Alexander performs at fundraiser

**BENEFIT CONCERT:** Hawaii native and recording artist Yvonne Elliman-Alexander performs during a benefit concert at the Dusit Thani Resort on Saturday evening. Elliman-Alexander was backed up by the Mount Carmel Stage Band. She may be best known for being an original cast member of the 1970s musical "Jesus Christ Superstar" and the No. 1 hit song "If I Can't Have You." The Grammy winner and her husband, Allen Bernard Alexander, were recently arrested on drug charges after arriving on Guam. Norman M. Torac/The Guam Daily Post

LABOR SHORTAGE continued from page 1

resolution ... because once a lawsuit is filed, then it makes (it) very difficult to have one-on-one conversations with key decision-makers," Calvo said.

As part of these avenues, the governor is planning a trip to Washington, D.C., next month - his latest attempt to have a dialogue with federal officials and to convince them to reverse course.

Guam's construction industry filed a lawsuit in federal court several months ago against U.S. Attorney General Jeff Sessions after federal immigration desk officers rejected nearly all petitions for hiring or renewal of hiring

foreign workers on H-2B visas. This visa category has been used, primarily by Guam's construction industry for decades, to fill a labor gap for masons, electricians, steel workers and other blue-collar skilled job categories.

The federal government has said, however, the process hasn't changed, and that employers can use the H-2B visa program only for temporary worker needs, rather than a sustained labor solution for years.

Last year, petitions for this type of visa for Guam had a 99.3 percent rejection rate, according to employers in the Guam Contractors Association who filed the lawsuit.

The contractors recently hit a snag

when District Court Magistrate Judge Joaquin V.E. Manibusan Jr. decided he would recommend that the U.S. District Court reject the Guam contractors' motion for a preliminary injunction against the federal government. The plaintiffs had hoped an injunction would allow for approval of H-2B petitions before the final resolution of the case.

The magistrate judge also expressed doubt on the contractors' likelihood of succeeding in their lawsuit against the federal government.

The foreign labor crisis caused the governor to rescind his support of the military buildup a few months ago.

Meanwhile, as the labor shortage delayed construction projects, for the military, the local government and the commercial sector, the Port Authority of Guam continues to see decreases in break-bulk cargo shipments - which include construction materials - compared with last year.

Revenue tonnage fell by about 28 percent and 20 percent for May and June respectively, compared with the same period in 2016.

While the reduction in revenue may not necessarily harm port finances, it is perhaps indicative of labor troubles faced by Guam contractors, according to Port General Manager Joanne Brown.

**GUAM HOUSING CORPORATION**  
P.O. Box 3437, Hagåtña, Guam 96932

Guam Housing Corporation will be holding its Regular Board Meeting on Friday, August 25, 2017 at 8:30 am. The meeting will be held on the 5th Floor, ITC Bldg, GEDA Conference Room. For special accommodations, please call 647-4143.

**GUAM ANCESTRAL LANDS COMMISSION**  
Kumision I Tāno' Saina-Ta

**NOTICE OF BOARD MEETING**

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## SUBLEASE

### Parties

This Sublease dated as of June 14, 2017, between MATSON NAVIGATION COMPANY, INC. ("Matson" or "Sublessor") and CABRAS MARINE CORPORATION ("Sublessee"), is a Sublease under the Lease Agreement dated July 1, 2010 between Guam Ancestral Lands Commission, Trustee For The GALC Land Bank Trust, as Landlord (hereinafter referred to as "Master Landlord") and Matson as Tenant (such lease agreement, hereinafter the "Master Lease"), a copy of the Master Lease is attached hereto as Exhibit 1.

### **Article 1. Provisions Constituting Sublease.**

a. This Sublease is subject to all the terms and conditions of the Master Lease which is attached to this Sublease and to the changes in the Master Lease that may hereinafter be incorporated which affect the Premises and except as herein provided. Sublessee shall assume and perform all of the obligations of Tenant in said Master Lease. Sublessee shall not commit or permit to be committed on the Premises any act or omission which shall violate any term or condition of the Master Lease. In the event of the termination of Sublessor's interest as Tenant under the Master Lease for any reason, then this Sublease shall terminate coincidentally with such termination without any liability of Sublessor to Sublessee.

b. All of the terms and conditions contained in the Master Lease are incorporated herein (except §1.01, Art. 2, §3.01, §§4.01-03, §6.01(a)-(b), (d), §6.04(a)(except the first two sentences), 6.04(b)(except for the first sentence), §6.04(c)-(d), §§7.01-2, Art. 10, §11.09, §12.07, §13.12, §13.16, Exhibit A, Schedule A, and Schedule B as terms and conditions of this Sublease (with each reference therein to "Landlord" and "Tenant" to be deemed to refer to "Sublessor" and "Sublessee", except that references in the Master Lease to "Landlord" shall be deemed to refer to the Master Landlord and/or Sublessor when appropriate) and, along with all of the following paragraphs set out in this Sublease, shall be the complete terms and conditions of this Sublease; provided, however, that notwithstanding the foregoing, this Sublease does not release or impair the rights and obligations of the Master Landlord under the Master Lease with respect to the Premises.

### **Article 2. Lease Premises.**

Sublessor hereby leases to Sublessee and Sublessee hereby hires from Sublessor the Premises (herein called the "Premises") outlined on Exhibit 2 to this Sublease, which is a portion of Lot Apra Harbor Reservation F-12, in Piti, Guam together with the right to use in common with Sublessor and the other subtenants certain "Common Areas" as hereinafter defined (the Premises, the Common Areas are jointly referred to as the "Project"), such right to terminate simultaneously on expiration or sooner termination of this Sublease. The Common Areas are those areas as identified on Exhibit 2.

### **Article 3. Lease Term.**

The term of this Sublease shall commence on July 1, 2017 and shall continue in force until June 30, 2018

(the "Initial Term"); provided that Sublessee shall have an option to extend the term of this Sublease for a further one (1) year period (a "Renewal Term") by giving written notice to Sublessor not later than sixty (60) days prior to the end of the Initial Term or three (3) Renewal Terms. The terms of any such extension shall be the same terms and conditions except that the rent shall be adjusted as provided in Section 4.02. Notwithstanding the foregoing, the term of this Sublease shall in no event exceed the term of the Master Lease, as such term may hereinafter be shortened or extended.

## **Article 4. Rent.**

### **Section 4.01 Base Rent.**

Commencing July 1, 2017, on or before the first day of each calendar month during the Initial Term of this Sublease, Sublessee shall pay to Sublessor, as Base Rent for the Premises, ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00), or such Base Rent as from time to time may be set pursuant to this Sublease with respect to the Premises. Sublessor shall give prompt written notice to Sublessee of any changes in the Monthly Rent for the Premises.

### **Section 4.02 Rental Adjustment.**

The base rent may be adjusted for the extension periods by mutual agreement. If adjusted, the Base Rent for any Renewal Period shall not exceed the annual change in the Guam Consumer Price Index plus one percent multiplied by the Base Rental for the immediately preceding term. The Guam Consumer Price Index is published by the Government of Guam Bureau of Statistics and Plans for the preceding one-year period.

### **Section 4.03 Deposit.**

Section 4.04 of the Master Lease is amended to substitute ZERO DOLLARS (\$0) as the amount of Tenant's deposit.

## **Article 5. Use.**

Tenant may use the Premises for the maintenance and repair of Matson's chassis and office equipment. Tenant shall not use or permit the use of the Premises for any other purpose without the prior written consent of the Sublessor.

## **Article 6. Assignment.**

Sublessee shall not assign this Sublease or sublet, or suffer any other person to occupy or use, the Premises, or any part thereof, or any right or privilege appurtenant thereto without prior written consent of Sublessor first had and obtained, at Sublessor's sole discretion. An assignment, subletting, occupation or use without the consent of Sublessor shall be void and, at the option of Sublessor, shall terminate this Sublease.

## **Article 7. Notices.**

The following notice addresses shall be substituted for those set forth in Section 13.12 of the Master Lease:

All notices, demands or requests from Tenant to Landlord shall be given to Landlord at:


MATSON NAVIGATION COMPANY, INC.  
520 West Marine Corps Drive, Suite 301  
Asan, Guam 96910  
Attn: General Manager

All notices, demands or requests from Landlord to Tenant shall be given to Tenant at:

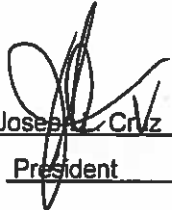
Joseph L. Cruz  
1024 Cabras Highway, Suite 114  
Piti, Guam 96915  
Phone: 671-640-1380

IN WITNESS WHEREOF, Sublessor and Sublessee have executed this Sublease as of the day and year first written above.

MATSON NAVIGATION COMPANY, INC.  
(Sublessor/Tenant)

  
By Vic Angoco  
Title Sr. Vice President, Pacific

CABRAS MARINE CORPORATION  
(Sublessee)

  
By Joseph L. Cruz  
Title President

CONSENT OF LANDLORD

The undersigned, Landlord under the Master Lease attached as Exhibit 1, hereby consents to the subletting of the Premises described herein on the terms and conditions contained in this Sublease. This consent shall apply only to this Sublease and shall not be deemed a consent to any other sublease.

Dated: \_\_\_\_\_

GUAM ANCESTRAL LANDS COMMISSION, TRUSTEE  
FOR THE GALC LAND BANK TRUST

By \_\_\_\_\_

Title \_\_\_\_\_

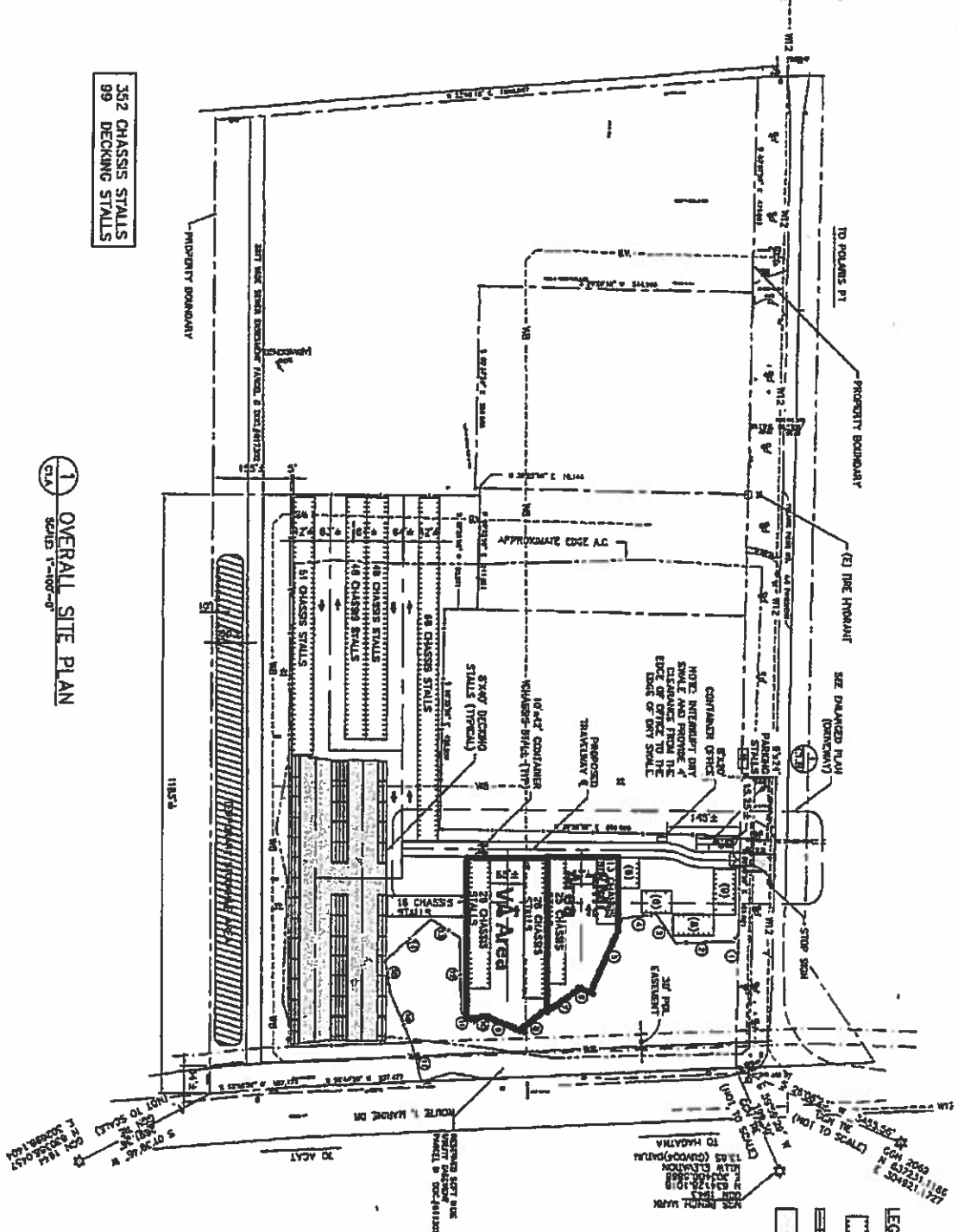
(Landlord)



# EXHIBIT 2

352 CHASSIS STALLS  
89 DECKING STALLS

1 OVERALL SITE PLAN  
SCALE: 1"=100'-0"

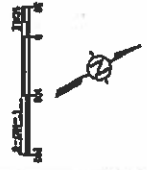


### LEGEND

- CONTAINER
- CHASSIS STALL
- DECKING STALL
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PROPERTY LINE DESCRIPTION AT INTERSECT OF PROPERTY

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<p>DATE: 11/11/11 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1"=100'-0"</p>	<p>PROJECT TITLE: <b>MATSON TEMPORARY SHIPPING CONTAINER YARD POLARIS POINT, FTI, GUAM</b></p>	<p>SHEET TITLE: <b>GEOMETRY PLAN (DRIVEWAY)</b></p>	<p>TO: ENGINEERS, PC 1111 BROADWAY SUITE 100 SAN FRANCISCO, CA 94103 TEL: 415.774.1111 FAX: 415.774.1112 WWW: WWW.ENR.COM</p>
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MEMORANDUM

Date: August 23, 2017

To: Michael Borja  
Executive Director, Guam Ancestral Lands Commission

From: Administrator

Subject: GEDA Monthly Progress Report

*Hafa Adai!*

The following is a monthly 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) – No change in activity. Tenant is up to date with lease payments.
- Apra Harbor Reservation F-12 (Polaris Point) –
  - Matson Navigation Company –
    - Matson has indicated that although a contractor has been awarded the work, no mobilization has started as of yet however, they believe work “should” be starting in September. Matson expressed their intent on getting more updates from NAVFAC.
    - Matson has also requested for approval of its desire to sublease a small portion of the property to Cabras Marine so that Cabras may maintain and repair Matson chassis. GEDA will be presenting this request for subleasing before the Commission during the August 23<sup>rd</sup> meeting.
  - Portion of Lot Apra Harbor Reservation F-12, Parcel N14-1, Polaris Point
    - RFP 17-009
      - GEDA issued a request for proposals for Polaris Point which was advertised in the Guam Post on July 20 and 21, 2017
      - The Request for Proposals was also featured in a Front Page Guam Post Article on July 31, 2017
      - GEDA took further steps to advertise the lease availability of the property by forwarding the Ad to various Realty companies and other private entities and organizations in order to do what it could to maximize additional interest and competitive proposals
      - The Due Date for proposals to be received by GEDA is currently scheduled for 4pm, Friday, September 1, 2017.
      - GEDA looks forward to receiving proposals and collaborating with the Commission on reviewing and evaluating any proposals received.

- 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. GALC Legal Counsel indicated they are still in court for this matter. Any further action is still pending clarification with the AG.
- Wettengel Junction – Northern Market LLC is current with its sublease payments as a result of recent payment in the amount of \$50,644.56. In recent discussions with Mr. Carlos Camacho, he has indicated that increasing costs of construction materials/labor is forcing the company to downsize the initial scope and design of development proposed on the property and will present its revised plans to the Commission upon completion of its changes.
- License Agreements for Tiyan Properties
  - DPHSS WIC Program – GEDA had received prior notice that it will no longer manage this license which will be handled by GALC staff moving forward. An MOU between DPHSS-WIC and GALC is being finalized.
  - Guam Environmental Protection Agency (GEPA) – GEDA had received prior notice that it will no longer manage this license which will be handled by GALC staff moving forward. An MOU between DPHSS-WIC and GALC is being finalized.

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

*Senseramente,*

  
**JAY ROJAS**  
 Administrator



**Stephanie Duenas**

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**From:** Joey LeonGuerrero  
**Sent:** Monday, August 21, 2017 9:20 AM  
**To:** Stephanie Duenas  
**Subject:** FW: Upcoming improvements to Tiyan property leased by DPHSS/WIC Program  
**Attachments:** GALC Resolution 2012-001.pdf

**From:** David Gumataotao  
**Sent:** Wednesday, August 2, 2017 3:26 PM  
**To:** Anthony Ada <[adaclan@gmail.com](mailto:adaclan@gmail.com)>; Antonio Sablan <[freeguam@gmail.com](mailto:freeguam@gmail.com)>; Louisa Flores Wessling <[Louisa.wessling@gmail.com](mailto:Louisa.wessling@gmail.com)>; Maria Cruz <[marcruzkt@msn.com](mailto:marcruzkt@msn.com)>; Ronald Eclavea <[reclavea@yahoo.com](mailto:reclavea@yahoo.com)>; Ronald Laguana <[ronbo.laguana@gmail.com](mailto:ronbo.laguana@gmail.com)>; Joey LeonGuerrero <[Joey.LeonGuerrero@land.guam.gov](mailto:Joey.LeonGuerrero@land.guam.gov)>  
**Cc:** Charles H. Morris <[Charles.Morris@dphss.guam.gov](mailto:Charles.Morris@dphss.guam.gov)>; Rose Castro <[Rose.Castro@dphss.guam.gov](mailto:Rose.Castro@dphss.guam.gov)>  
**Subject:** Upcoming improvements to Tiyan property leased by DPHSS/WIC Program

**Hafa Adai!** Pursuant to the GALC Board’s Resolution on Tenant Improvement Allowance (TIA) and as mentioned in our last attendance with the Board we are notifying the GALC Board of the following upcoming building improvements for the Tiyan property that may be applicable for future TIA offset.

<u>Work Description</u>	<u>Estimated Costs</u>
- Air conditioning replacements (approximately 3 split units, 36K BTU)	\$8,826
- Plumbing work (replacement of plumbing fixtures in all restrooms, piping for water tank / electric water pump), jetting of drains for entire building, etc.	\$18,440
- Electrical work – Disconnect boxes for Automatic Transfer Switch (connected to island power and diesel generator), and main air-conditioning unit (30-ton unit)...	\$29,195
Total -----	<u>\$56,461.00</u>

David Gumataotao  
Program Coordinator IV  
Guam WIC Program  
Bureau of Nutrition Services  
15-6100 Mariner Avenue  
Barrigada, Guam 96913-1601



# GUAM ANCESTRAL LANDS COMMISSION



Eddie Baza Calvo  
Governor

Ray Tenorio  
Lieutenant Governor

Michael J.B. Borja  
Director

David V. Camacho  
Deputy Director

## DEED SIGNING/TITLE HEARING/MEETING ATTENDANCE SHEET

DATE: August 23, 2017

PLACE: DLM Conference Room

CONVENED: 2:13 p.m.

RECESSED: 3:57 p.m.

RECONVENED: 4:08 p.m.

ADJOURNED: 5:08 p.m.

Check one:

- Work Session
- Executive Session
- 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>W 23 AUG 2017</u>
2. Ronald T. Laguana	Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
3. Maria G. Cruz	Secretary/Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
4. Ronald F. Eclavea	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
5. Anita F. Orlino	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
6. Antonio A. Sablan	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
7. Louisa M. Wessling	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>

Yes  No   
 Quorum Confirmed by [Signature]

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

Yes  No   
 AJPA

### STAFF and GUESTS:

		Present	Absent	
1. Michael J.B. Borja	Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
2. David V. Camacho	Deputy Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
3. Margarita Borja	Land Administrator	<input type="checkbox"/>	<input type="checkbox"/>	
4. Matthew Leon Guerrero	Land Agent Supervisor	<input type="checkbox"/>	<input type="checkbox"/>	
5. Joey Leon Guerrero	Land Agent II	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>JLC</u>
6. Stephanie Duenas	Land Agent I	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
7. Nicolas Toft	OAG - Legal Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
8. Joe Borja	Senator Tom Ada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Number of Board Members certified for stipend this meeting:  
  
 Confirmed by [Signature]

Remarks:

