

**GUAM ANCESTRAL LANDS COMMISSION REGULAR MEETING MINUTES
VIA ZOOM**

September 8, 2021 • 2:11 p.m. to 2:57 p.m.

**Notices were published in the Guam Post on Wednesday, September 1, 2021 and
Monday, September 6, 2021, in the Guam Daily Post**

I. CALL TO ORDER

The virtual, regular meeting of the Guam Ancestral Lands Commission was called to order at 2:11 p.m. In Compliance with Public Law 24-109, the Guam Ancestral Lands Commission announced the virtual meeting on Wednesday, September 1, 2021 and Monday, September 6, 2021 in the Guam Daily Post.

II. ROLL CALL

Commission Members Present:

Ronald F. Eclavea, Chairman
Ronald T. Laguana, Vice Chairman
Maria G. Cruz, Secretary/Treasurer
Jeffrey B. Rios, Commissioner
Louisa F. Wessling, Commissioner
Anita F. Orlino, Commissioner

Excused Absence:

Angela M. Camacho, Commissioner

Management and Staff Present:

John T. Burch, Executive Director
Catherine T. C. Blas, Administrative Officer
Joey G. Leon Guerrero, Land Agent II
Nicolas E. Toft, Legal Counsel, OAG
Andy Mendiola, DOL Land Agent I Trainee
Mara Perez, DOL Administrative Aide Trainee

Also Present:

Diego Mendiola, Real Property Manager, GEDA

III. APPROVAL OF MINUTES

- A. August 25, 2021 Regular Meeting – Summarization**
- B. August 27, 2021 Special Meeting -- Summarization**

Secretary/Treasurer Cruz moved to approve the minutes from both meetings.
Vice Chairman Laguana seconded the motion.

Commissioner Wessling abstained from voting, because she had been unable to attend either meeting.

Chairman Eclavea called for a vote and said the motion passed.

IV. EXECUTIVE DIRECTOR'S REPORT

The following are updates for the Guam Ancestral Lands Commission.

GALC – COAST360 Account Balances:

Two of the Commission's share accounts at Coast360 will be maturing on October 18, 2021. Because of low interest rates, I am recommending to extend after maturity, the period of deposit for three months with automatic rollover Account 0406 and Account 0407 from the *Land Bank Trust Fund* in the *Trust for Guam Ancestral Lands Commission* inclusive of the principal and all interest earned. More specifically:

- a. After maturity, extend the period of deposit of One Million Thirty-Three Thousand Two Hundred Dollars (\$1,033,200) plus all interest earned from the *Land Bank Trust Fund* Account 0406 to "3 Month Jumbo Term Share"; and**
- b. After maturity, extend the period of deposit of Two Million One Hundred Thousand Dollars (\$2,100,000) plus all interest earned from the *Land Bank Trust Fund* Account 0407 to "3 Month Jumbo Term Share".**

GALC – Petty Cash Fund Replenishment:

On January 27, 2021, the Board of Commissioners, by majority vote, passed a motion to establish a Petty Cash Fund of Two Hundred Dollars and Zero Cents (\$200.00) to be used to cover minor expenses. That the Petty Cash Fund is to be replenished every four weeks to its designated balance with the source for replenishing the petty cash fund to be the Operations Fund Account 0200. This is the first request to replenish the Petty Cash Fund. Attached for your review and approval is Draft Resolution No. 2021-008.

Vice Chairman Laguana moved to approve Resolution No. 2021-007 and Resolution No. 2021-008.

Commissioner Wessling seconded the motion.

Chairman Eclavea called for a vote and said the motion passed with no nays.

Thank you for the opportunity to present this update. Please let me know if further information is required.

Attachment A: Draft Resolution No. 2021-007

Attachment B: Account balances in the Coast360 Trust for Guam Ancestral Lands Commission

Attachment C: COAST360 Jumbo Term Share Rates

Attachment D: Draft Resolution No. 2021-008

V. **GEDA PROGRESS REPORT – Presented by Diego Mendiola**

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

- A. **Wettengel Junction — Northern Market, LLC (NM)**
- A response to GEDA's August 2, 2021 has yet to be received from Northern Market. This letter informed NM of the extension to September 2021 and requirements.
- B. **Apra Harbor Parcel No. 1 (Commissary Junction) — \$3,949.63/Month**
- KwikSpace - Tenant is current with its lease rents.
- C. **Apra Harbor reservation F-12 (Matson)- \$27,733.00/Month**
- Matson Navigation Company - Tenant is current with its lease rents.
- D. **Lot Apra Harbor Reservation F-12•R2 (Trans Steel) - \$500/Month**
- Tenant made a payment of \$600.00 on September 2, 2021.
- E. **AT&T -Tanguisson Cable Landin Station Dededo Lot 10192--\$22,939.42/Month**
- Tenant is current with its lease rents.
 - Tenant has indicated an interest in extending its lease for 50 years.

TIYAN PROPERTIES

A. **Guam Environmental Protection Agency (GEPA) \$8,000.00/Month**

GEPA Roof Repair:

- Project has been completed.
- Letter of assurance from an independent engineer was submitted.

Diego Mendiola said the independent engineer was Romeo Lopez, Chief Engineer for Bascon Corporation. He said he also checked in with GEPA, and they said they are very happy with the roof repair.

Commissioner Wessling said she had not seen the letter of assurance and asked if it had been submitted to the Board.

Diego Mendiola said he submitted it to Executive Director Burch.

Executive Director Burch said he would forward it to the Board.

Commissioner Wessling said she would want to see the letter before any final payment was issued.

Executive Director Burch confirmed that no payment had been issued, yet.

Secretary/Treasurer Cruz mentioned a bill sponsored by Speaker Terlaje regarding GEPA relocating to a permanent location.

Executive Director Burch said GEPA received a federal grant to build a building to house GEPA. He said GEPA's relocation could take 2 to 3 years.

B. DPHSS (WIC)- \$8,400/Month

- The MOU Amendment to allow GEDA to collect lease rents, as instructed by the Commission, has been completely approved and certified on Aug. 9, 2021. GEDA will resume management of this property.

OTHER ITEMS

- A. RFPs for the 5-year lease of Nimitz Hill and Polaris Point have been reviewed and will be issued within the next 2 weeks.

Chairman Eclavea asked if the condition of the properties would be addressed in the RFPs. **Diego Mendiola** said any relevant information would be in the RFPs, including a general description. He added there would be opportunities to ask clarifying questions.

- B. The Request for Professional Services for Development Investments is under review.

Diego Mendiola said GEDA's Director is back in the office, and they would like to set up a meeting to discuss GALC's request for Professional Services for Development Investments.

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

VI. OLD BUSINESS

- A. GEDA MOU Status

Chairman Eclavea said this was covered in GEDA's report.

- B. Other Investment Evaluation Service

Executive Director Burch reported on his meeting with David Beaver, Senior Vice President at Merrill Lynch. He said Merrill Lynch can no longer represent government agencies, but that Mr. Beaver would send him some names of financial advisors to consider. Mr. Beaver also mentioned diversifying. In the meantime, Merrill Lynch can provide information on policies that GALC could develop before considering investment opportunities. He also mentioned a government grant program that Trans Steel would qualify for. It is unclear if Northern Market would qualify for the grant, but GEDA said they would inform them of the program. He said Northern Market's deferment currently totals about \$900,000. GEDA also mentioned buying shares at the Bank of Guam.

VII. NEW BUSINESS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

A. Next GALC Board Meeting is scheduled for September 22, 2021 at 2 p.m.

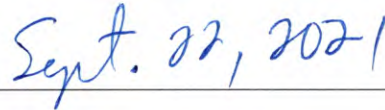
X. ADJOURNMENT

Chairman Eclavea thanked everyone and adjourned the meeting at 2:57 p.m.

Additional Remarks: The summarization of the GALC Board Meeting Minutes has been approved by the board due to the shortage of GALC Staff. Please refer to the Office of Public Accountability (OPA) Website for the GALC Board Meeting Minutes Audio Recording for detailed information.

APPROVED BY:

DATE APPROVED:



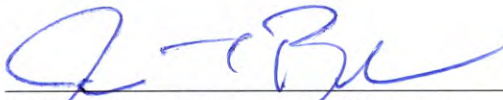
Ronald F. Eclavea, Chairman
Guam Ancestral Lands Commission

TRANSCRIBED BY:



Mara Perez, Administrative Aide
Guam Ancestral Lands Commission

REVIEWED AND APPROVED BY:



John T. Burch, Executive Director
Guam Ancestral Lands Commission