



GUAM ANCESTRAL LANDS COMMISSION



Lourdes A. Leon Guerrero
Maga'haga Governor

Joshua F. Tenorio
Sigundo Maga'lahi Lieutenant Governor

John T. Burch
Executive Director

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

Published the

Public Meeting Announcement

For

Wednesday, March 9, 2022

in the

***Pacific Daily News* on Tuesday, March 1, 2022 and Friday, March 4,
2022**

Attached are photo copies of the published GALC Meeting Notices

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**DIPATTAMENTON I
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 CHAMORU**
 Department of
CHamoru Affairs



Melvin Won
 Pat-Borja
Mds ge helo


**Gum Museum Division
 of Department of
 CHamoru Affairs**
KOSAS Regular Board Meeting
 Wednesday, March 9, 2022 11AM

Facebook live and Zoom Link:
<https://us02web.zoom.us/j/84859607317?pwd=U24wS0NqTnU1TmMyZdPSTIXbXIFQTO9>
 Meeting ID: 848 5960 7317 | Passcode: 460962

AGENDA: I. Call to order II. Roll Call III. Approval of Minutes A. February 9, 2022 IV. President's Report A. Guam Museum 1. Naftan Memorial 2. Deaccession 3. AAL 4. Bill 208-36(Bldg Permit Fees) 5. GM Contracts V. Old Business A. Guam Museum 1. Rotating Exhibit 2. Rentals 3. Operations and COVID restrictions 4. GMFI B. Guam Cultural Repository 1. Final decision on operational/management responsibility 2. Funding 3. Staffing 4. Land VI. New Business A. Museum Assessment Program B. AAM Conference Training VII. Adjournment

For Individuals requiring special accommodations, please contact Leona Young at (671) 989-2658

This AD was paid for with government funds



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**Pacific
 Daily News**

**Things to do,
 places to go
 on Guam**

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

The Guam Ancestral Lands Commission Regular Board Meeting will be held on
Wednesday, March 9, 2022 at 2:00 pm.
 This meeting is open to the public via ZOOM.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/82219809864?pwd=SWYwdTVTR5mdThkcE45T0hEVTIZQT09>
 Meeting ID: 822 1980 9864 | Passcode: 2022

AGENDA
 Call to Order: Roll Call; Approval of Minutes: February 23, 2022-Summarization; Executive Director's Report; GEDA Progress Report; Old Business: A. Farmer's Market Financial & Audit Update, B. GEDA MOU-Investment Services Update; New Business: A. Smithbridge - License Request, B. Executive Director's Annual Evaluation; Public Comments; Announcements: Next GALC Meeting; Adjournment

TO VIEW LIVE STREAMING
<https://www.youtube.com/channel/UCbXB3Y05Lkxz7lxy8MzMNjw>

Details and link to this meeting is also available on the GovGuam Public Notices Portal at <https://notices.guam.gov>. Individuals requiring special accommodations, auxiliary aids or services, may call GALC Administration Office at 671-473-5263 or email admin@galc.guam.gov for more information.

This ad is paid for by GALC Survey, Infrastructure & Development Funds.

THE SCORE

FIFA faces backlash

LONDON (AP) — FIFA drew a swift backlash from European nations for not immediately expelling Russia from World Cup qualifying on Sunday and only ordering the country to play without its flag and anthem at neutral venues under the name of its federation — the Football Union of Russia.

Protesting against FIFA's response to Russia's invasion of Ukraine, Poland said it would still refuse to play the country in a World Cup play-off semifinal, which is scheduled for March 24.

The Guam Developmental Disabilities Council will be having its General Membership Meeting on Wednesday March 9, 2022 starting at 11:00am via Zoom. For additional information, please call (671) 735-9127. Request for special accommodation must be submitted 72 hours in advance.

AGENDA

- I. Call to Order / Roll Call
- II. Review of Minutes: Wednesday, December 29, 2021
- III. Reports
 - A. Executive Directors Report
 - B. Council Membership Status
 - C. Standing Committee Reports
 - D. Attendance Matrix
- IV. Old Business
 - A. 2022-2026 State Plan Update
 - B. 2020/2021 Program Performance Report
 - C. Amendment to By-Laws
 - D. 2022 DD Awareness Month
 - E. Relocation to New Office
- V. New Business
 - A. ACL/OIDD Expanding Disabilities Network's Access to COVID Vaccines
 - B. ACL/OIDD Public Health Work Force Grant Funding
 - C. Staff Evaluation
- VI. Announcements
- VII. Adjournment

*Funded by Grant # 2101GUSCDD, Administration for Community Living, Guam DD Council.
 Broadcasted Live Stream at <https://www.facebook.com/guamddcouncil>*

**GUAM REGIONAL TRANSIT AUTHORITY
 GOVERNMENT OF GUAM**

Lourdes A. Leon Guerrero, Honorable Governor (Maga'haga)
 Joshua F. Tenorio, Honorable Lt. Governor (Sigundo Maga'haga)
 Richard Y. Ybanez, Acting Executive Manager

PUBLIC ANNOUNCEMENT
Board of Directors Meeting

The Guam Regional Transit Authority (GRTA) announces their Regular Board Meeting scheduled for **2:00 pm, Tuesday, March 8, 2022, via Zoom.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/83029419380?pwd=K242ZU0ZUXk1NnR0o2REREL0pDdz09>
 Meeting ID: 830 2941 9380 Passcode: 4754686

AGENDA

- I. Meeting Call to Order
- II. Roll Call and Opening Remarks
- III. Review of Minutes - February 8, 2022
- IV. Public Participation
 - Mandatory 3 minutes per individual
- V. Management Reports
 - A. Board Members Feedback -- Staff Reports
- VI. New Business
- VII. Announcement - Proposed Meeting (Tuesday, April 12th, 2022 Tentative)
- VIII. Adjournment

If you would like to sign up for public comment, please send an email with your first and last name and topic to ride@grta.guam.gov or call our office at 671-475-4686 or 671-475-4616. Requests for public comment will be processed in the order that they are received. You may also submit a written public comment to ride@grta.guam.gov.

For more information you may contact Danielle Garcia at (671)475-4686 or Charleen Evangelista Lujan at (671) 475-4616, Monday through Friday, 8:00 a.m. -5:00 p.m. Our Admin Office is closed on weekends and GovGuam Holidays.

This advertisement was paid for by Government of Guam funds.

**Hagåtña Restoration &
 Redevelopment Authority (HRRRA)**

The Board of Commissioners Regular Meeting will take place on Thursday, March 3, 2022 at 4:00pm(ChST)

The meeting will be conducted via Zoom at:
<https://us06web.zoom.us/j/81933529724?pwd=dUJvdWxkNWRNdGcwY3ExTlVR3k1UT09>

Meeting ID: 819 3352 9724 Passcode: 282797

Agenda

- I. Call to Order
- II. Attendance
- III. Approval of Minutes
 - A. February 2022 Minutes
- IV. Approval of Agenda
 - A. March 3, 2022
- V. Reports
 - A. Management
 1. Operational update
 2. Request for professional services
 - B. 1st Monday of every month - Implementation Plan Subcommittee (May 2022 Deadline)
 - C. 2nd Monday of every month - Governance Subcommittee (Draft Report June 2022)
- VI. Unfinished Business
 - A. Resolution to Legislature to Correct Funding Mechanism for HRRRA
 - B. Land Resources Building
 - C. Sirena Festival
 - D. HRRRA Funding RE taxes in Hagåtña
 1. Proposed Legislation
 2. Resolution
 3. Clarification from BBMR on \$1MM and more Taxes
 - E. Executive Director Work Performance Evaluation
- VII. New Business
- VIII. Announcements/Further Discussion
- IX. Next Meeting - Thursday, April 7, 2022 at 4:00 pm
- X. Adjournment

The full agenda may be viewed on the HRRRA website at www.hrrra.guam.gov. For more information and persons requiring special accommodations, please contact HRRRA Administrative Officer, Joseph Meno, at joseph.meno@hrrra.guam.gov or (671) 922-2525.

This advertisement paid for by HRRRA Funds.

Ukrainian athletes join military

Associated Press

Less than two weeks ago, Dmytro Pidruchnyi was competing at the Winter Olympics in Ukraine's national colors. Now he's wearing a military uniform and ballistic helmet.

Pidruchnyi is a world champion in biathlon, which combines skiing and shooting, and a three-time Olympian. He returned home from Beijing last week just before Russia launched its invasion of his country.

"I'm currently in my hometown Ternopil serving in the National Guard of Ukraine," he posted on Instagram on Tuesday under a picture in uniform. "This photo was taken during air alarm."

Pidruchnyi also made a memorial statement for Yevhen Malyshev, a 19-year-old former athlete on Ukraine's junior biathlon team. The exact circumstances of Malyshev's death are unclear, but the International Biathlon Union said Wednesday he "died this week serving in the Ukrainian military."

Pidruchnyi is one of many athletes who have joined up with the Ukrainian armed



DAVID J. PHILLIP — STAFF AP
Olga Mikutina, of Austria, reacts after competing in the women's free skate program during the figure skating competition at the 2022 Winter Olympics, Feb. 17, 2022, in Beijing.

Former boxing world champion Vasyl Lomachenko has joined a territorial defense unit, he posted on social media, and world heavyweight champion Oleksandr Usyk has also been pictured holding a rifle. Usyk is originally from Crimea, which Russia annexed in 2014.

Two other former champions, Vitali and Wladimir Klitschko, have symbolic non-combat roles in Ukraine's defense. Vitali is the mayor of Kyiv and Wladimir is a trusted adviser.

Other athletes are watching from afar.

Figure skater Olga Mikutina was born in Ukraine's second-largest city of Kharkiv, near the Russian border. The city has come under heavy assaults from Russian air and ground forces.

While competing for Austria at the Olympics, the 18-year-old skater said she was trying to block out thoughts of the military buildup near her home city. Now after the invasion, she is posting pictures of the damage to Kharkiv and what she terms a "call for Russian rebellion" against President Vladimir Putin.

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Funded by Grant # 2101GUSCDD, Administration for Community Living, Guam DD Council. Broadcasted Live Stream at <https://www.facebook.com/guamddcouncil>

Kumision I Tano Saina'ta Guam Ancestral Lands Commission

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Meeting ID: 822 1980 9864 | Passcode: 2022

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TO VIEW LIVE STREAMING

<https://www.youtube.com/channel/UCbXB3Y05LKxz7by8MzMNjw>

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This ad is paid for by GALC Survey, Infrastructure & Development Funds.



Guam Memorial Hospital Authority
Aturidat Espetát Mimuriat Guahan
850 Gov. Carlos G. Camacho Rd.
Tamuning, Guam 96913



REQUEST FOR PROPOSAL

GMHA RFP-003-2022 : Professional Consulting Firms to Facilitate the Development of the Guam Memorial Hospital Authority Five (5) Year Strategic Plan (CY2023-CY2027)

Submission Time: 15:00 p.m. CST, Friday, April 01, 2022

All proposals must be sealed and submitted with one (1) original and four (4) duplicates, and received by the Materials Management Department by the due date of April 01, 2022 at 15:00 p.m. CST. Proposal documents are available until the submission date at the same department for a non-refundable fee of \$20.00 per set, or can be downloaded from the GMHA website. Funding is made available via General Funds.

All interested firms should register with the GMHA Materials Management Department to be able to participate in the Proposal. Please call (671) 647-2165 to register, or register online at www.gmha.org. Registration is required to ensure that all Amendments or Notices are communicated to all offerors throughout the proposal process. GMHA shall not be liable for failure to provide notice to any party that did not register contact information with GMHA.

For procurement, please visit our public information page at www.gmha.org.

Lillian Perez-Posadas, MSN, RN
Hospital Administrator/CEO

**BOARD OF
COMMISSIONERS**

Ronald F. Eclavea
Chairman

Ronald T. Laguana
Vice Chairman

Maria G. Cruz
Secretary/Treasurer

Angela M. Camacho
Commissioner

Anita F. Orlino
Commissioner

Jeffrey B. Rios
Commissioner

Louisa F. Wessling
Commissioner

Street Address:

590 S. Marine Corps Drive
Suite 312 ITC Building
Tamuning, GU 96913

Mailing Address:

P.O. Box 2950
Hagåtña, GU 96932

Website:

<http://dlm.guam.gov>

E-mail Address:

admin@galc.guam.gov

Telephone:

(671) 649-LAND (5263)
ext. 681

Facsimile:

671-649-5383



LOURDES A. LEON GUERRERO
Governor
Maga'haga

JOSHUA F. TENORIO
Lieutenant Governor
Sigundo Maga'lahi

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



JOHN T. BURCH
Executive Director

GALC REGULAR BOARD MEETING AGENDA

Open to the Public via ZOOM
Wednesday, March 09, 2022 at 2:00 PM

**Public Notice: Published in The Pacific Daily News on
Tuesday, March 1, 2022 and Friday, March 4, 2022**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. February 23, 2022 -Summarization

IV. EXECUTIVE DIRECTOR'S REPORT

V. GEDA PROGRESS REPORT

VI. OLD BUSINESS

A. Farmer's Market-Financial & Audit Update
B. GEDA MOU-Investment Services Update

VII. NEW BUSINESS

A. Smithbridge License Request
B. Executive Director's Annual Evaluation

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

A. Next GALC Board Meeting is scheduled for _____

X. ADJOURNMENT



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

February 23, 2022 • 2:08 p.m. to 3:27 p.m.

**Notices were published in the *Pacific Daily News* on Wednesday, February 16, 2022 and
Monday, February 21, 2022**

I. CALL TO ORDER

Chairman Eclavea called the virtual, regular meeting of the Guam Ancestral Lands Commission to order at 2:08 p.m. In compliance with Public Law 24-109, the Guam Ancestral Lands Commission announced the virtual meeting on Wednesday, February 16, 2022 and Monday, February 21, 2022 in the *Pacific Daily News*.

II. ROLL CALL

Executive Director Burch took roll call and stated 5 members were present, representing a quorum.

Commission Members Present

Ronald F. Eclavea, Chairman

Ronald T. Laguana, Vice Chairman (logged on at approximately 2:46p.m.)

Maria G. Cruz, Secretary/Treasurer

Angela M. Camacho, Commissioner

Anita F. Orlino, Commissioner

Jeffrey B. Rios, Commissioner (logged on at approximately 2:46p.m.)

Louisa F. Wessling, Commissioner

Management and Staff Present

John T. Burch, Executive Director

Nicolas E. Toft, Legal Counsel, OAG

Catherine T. C. Blas, Administrative Officer

Joey Leon Guerrero, Land Agent II

Andy Mendiola, DOL Land Agent I Trainee

Mara Perez, DOL Administrative Aide Trainee

Also Present

Mike Cruz, Project Manager, GEDA

Andrea Pellacani, Communications Director/Policy Analyst, Office of Speaker

Therese Terlaje

William Bischoff, Attorney

III. APPROVAL OF MINUTES

A. February 9, 2022 – Summarization

Motion to approve the minutes made by Secretary/Treasurer Cruz, seconded by Commissioner Wessling. Chairman Eclavea called for a vote. The motion passed unanimously.

IV. EXECUTIVE DIRECTOR'S REPORT

The following are updates for the Guam Ancestral Lands Commission.

2022 Public Official Financial Disclosure Statement:

Your 2022 Financial Disclosure Statement report for Calendar Year 2021 is due to the Guam Election Commission no later than the end of business day, **Friday, April 22, 2022.**

On February 18, 2022, the Financial Disclosure Statement form on excel format and the Rules & Regulations Handbook were sent to you via email. Also attached was the form for Board and Commission members with no conflict of interest to disclose.

Your original signatures are required on these forms. Digital or electronic signatures are not allowed.

The completed forms are to be submitted to the Guam Election Commission, Suite 202, Oka Building 241 Farenholt Avenue, Tamuning.

If you have any questions, please let me know or you may contact Helen Atalig at the Guam Election Commission at 671-477-9791.

GALC FY 2021 Independent Financial Audit:

The GALC's FY 2021 Independent Financial Audit is progressing as outlined in GALC's Gantt Chart and is anticipated to be completed as planned by Monday, February 28, 2022.

GEDA/GALC Investment Services MOU:

Is still out circulating for review and signatures.

RFP 21-011- Polaris Point:

Received response from vendor to questions regarding their lease proposal. We anticipate lease negotiations to begin soon.

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

V. GEDA Progress Report – Presented by Mike Cruz

Please see attached for the report.

Commissioner Wessling thanked Mr. Cruz and asked if the date of last payment from those with an outstanding balance could be added to the report.

Mr. Cruz answered, yes, GEDA will do that.

Chairman Eclavea asked GEDA for more information on Northern Market's progress report.

Mr. Cruz apologized and said he was unable to do so as he doesn't normally handle GALC's account with GEDA. He said he was filling in for Tony Arriola, who was out sick. He said maybe Mr. Burch could provide the information on Northern Market.

Executive Director Burch said Northern Market submitted a progress report. He said in the report Mr. Carlos Camacho stated that he had several tenants lined up, including a couple of anchor tenants that they're waiting to hear back from. He stated Northern Market was still having difficulties with the H2B foreign construction workers. He added their progress report showed that they are fulfilling what GALC had asked of them.

Chairman Eclavea asked if there were any questions.

Commissioner Wessling stated Northern Market's letter was addressed to GEDA. She said in her opinion it was very vague and very general. She stated it doesn't give them any concrete information on when they can expect payments to resume. She said at the meeting where Northern Market had asked for an extension, we had requested more definitive information from them to substantiate their extension request. She said their progress report was general and did not tell her much at all.

Mr. Cruz said GEDA would communicate this concern to Northern Market. He said GEDA would look at Northern Market's progress report again and give them guidance on how the report should be prepared.

Commissioner Wessling said she would like to see how Northern Market modified their original plans to bring it back more into budget, what numbers they have been crunching, and how realistic it will be for them to get started. She said Northern Market's outstanding balance of over a million dollars gives her a real sinking feeling in her stomach.

Secretary/Treasurer Cruz asked if Northern Market had a comprehensive action plan with realistic data on how they are going to pay their arrears of rent and achieve their goals.

Chairman Eclavea asked if dissatisfaction with Northern Market's quarterly reports would affect the extension of the deferment of rent.

Executive Director Burch said that was a question for Attorney Toft. He stated the majority shareholder of Northern Market is extremely litigious.

Mr. Cruz said he believed Northern Market was working at securing their anchor tenants, which would help them offset their arrears. He said their action plan would be developed after they have secured anchor tenants. He stated in the meantime Northern Market could work on submitting a detailed progress report.

Secretary/Treasurer Cruz said an action plan should include data and backup solutions if plans are not met on time. She stated Northern Market has had years to think about this. She said they should already have a backup plan addressing arrears of rent and how to pay it.

Chairman Eclavea said he believes Carlos Camacho and the Calvo family are working on this.

At this point, Vice Chairman Laguana and Commissioner Rios logged on.

Commissioner Camacho said it wasn't up to Northern Market to decide what to put in their progress reports. She stated GALC should have a say in what Northern Market is reporting, and they should be comfortable with the information in the reports. She stated they needed to establish what kind of information is presented in the report. She added that Executive Director Burch had yielded to Attorney Toft.

Executive Director Burch said he was giving caution about the litigiousness of the majority shareholders of Northern Market. He said they needed to be very careful about shortening the deferment extension.

Attorney Toft said they could be sued regardless of whether they do something right or not. He stated they first needed to look back on the minutes to see exactly what it was that GALC granted to Northern Market as far as the extension and any sort of qualifications for that before they make the next move.

Chairman Eclavea asked Attorney Toft what he thought about asking for a more detailed progress report.

Attorney Toft said it was a good plan. He said his concern would be that commencing litigation would basically be an invitation for Northern Market to file for bankruptcy and disappear on them along with the million plus owed to GALC. He said it's a sunk cost analysis. He said going after them could mean a bankrupt company and potentially a lawsuit, but they would regain the ability to lease out the property again versus trying to work with them where there is actual construction on the property. He said a detailed plan from Northern Market is probably the best way to see where they are at and if they are actually making strides towards putting this together or if it's something the Commission would be better off cutting bait on.

Chairman Eclavea thanked Attorney Toft and instructed Mr. Mike Cruz to proceed with informing Northern Market that a more detailed progress report was needed.

VI. OLD BUSINESS

VII. NEW BUSINESS

A. GEDA MOU-Investment Services Update

Chairman Eclavea asked if the MOU was still with the OAG.

Attorney Toft said he approved the MOU, and forwarded it to the Deputy Attorney General. He said it still needed to be signed by the AG.

B. GALC FY23 Budget

Motion to approve the FY23 Budget and Resolution No. 2022-003 “GALC Budget Proposal Request FY23 Approval and Funding Source” made by Vice Chairman Laguana, seconded by Commissioner Orlino. Chairman Eclavea called for a vote. The motion passed unanimously.

At this point, time was provided for members to discuss an item not on the agenda.

VIII. PUBLIC COMMENTS

Attorney William Bischoff asked for an update on the Jose Martinez Torres case, the \$20 million case.

Secretary/Treasurer Cruz stated public comments needed to pertain to items on the agenda.

Chairman Eclavea asked if they could address Attorney Bischoff’s question.

Executive Director Burch stated it’s off the agenda and that all they know has been reported in the media. He said he would defer to Attorney Toft for his legal advice.

Attorney Toft said it was fine to discuss it under public comments. He said as far as they know the case is still with the Guam Supreme Court. He said they are still waiting for a decision on preliminary matters such as disqualifications and things like that. He stated they would issue an update when they know more.

Attorney Bischoff thanked the Commission.

Chairman Eclavea asked legal counsel to clarify discussing matters off the agenda under public comments.

Attorney Toft said it was really up to the Board. He stated the public could bring up issues, which the Board could entertain or not.

IX. ANNOUNCEMENTS

A. The Commission scheduled the next meeting for March 9, 2022.

X. ADJOURNMENT

A. Chairman Eclavea thanked everyone and adjourned the meeting at 3:27 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's (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

MEMORANDUM

Date: March 9, 2022
To: All Members, Guam Ancestral Lands Commission
From: Executive Director
Re: Executive Director's Report

The following are updates for the Guam Ancestral Lands Commission.

GALC FY 2021 Independent Financial Audit:

We received the GALC FY 2021 Draft Financial Statements on February 24, 2022. We are reviewing the documents and are preparing our response. We anticipate our response will be ready by Friday, March 11, 2022 for submission to Deloitte & Touche LLP.

2022 Public Official Financial Disclosure Statement:

Reminder, your 2022 Financial Disclosure Statement report for Calendar Year 2021 is due to the Guam Election Commission no later than the end of business day, **Friday, April 22, 2022**.

GEDA/GALC Investment Services MOU:

The last update we had on the Investment Services MOU it was at the Office of the Attorney General pending signature.

RFP 21-011- Polaris Point:

Negotiations with the vendor for the Polaris Point thirteen acres are ongoing.

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

John Burch, Executive Director
Guam Ancestral Lands Commission
ITC Building, 3rd Floor
590 S. Marine Corps Drive
Tamuning, Guam 96913

Subject: Short Term License to Lease at least 1 Acre at Polaris Point
Re: Request for consideration at the GALC March 09 meeting

Hafa Adai Mr. Burch:

Smithbridge Guam is in urgent need of at least 1 acre (preferably, 2 acres) at GALC's Polaris Point property in order to park about 25 empty, 40' shipping containers.

We propose to temporarily rent the land at the rate of \$1,200 per month per acre for up to 3 months. As security, deposit, we will pay the full payment, in advance. Additionally, we will carry the conventional, GALC lease-imposed insurance limits for this license.

Please consider this offer at the next GALC meeting, and advise us if you require any additional conditions of approval.

Sincerely,

G. W. Ridley
Type text here

Graeme Ridley, Vice President

GUAM ANCESTRAL LANDS COMMISSION
Kumision I Tono' Saino-tu
Government of Guam
Received by: *RP*
Date: *3/2/22* Time: *10:20am*

MEMORANDUM

Date: March 9, 2022

To: Executive Director, Guam Ancestral Lands Commission

From: CEO / 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:

• **Wettengel Junction : Northern Market, LLC (NM)**

Monthly Payment	Outstanding Balance
\$ 27,854.51	\$1,182,503.14

- Total Deferred Balance (\$1,013,664.68) and Total Interest Balance (\$168,838.46) = Total outstanding balance (1,182,503.14) as of March 2022.
- Last payment made on Feb. 27, 2020. In the amount of \$40,769.63
- GEDA sent a letter to NM on Mar. 8, 2022 outlining detailed specific information required for submission of their quarterly report. (Letter attached for reference)

• **Apra Harbor Parcel No. 1 (Commissary Junction): KwikSpace**

Monthly Payment	Outstanding Balance
\$3,949.63	\$ 0

- Tenant is current with its lease rents.

• **Apra Harbor Reservation F-12: Matson**

Monthly Payment	Outstanding Balance
\$ 27,733.00	\$ 0

- Tenant is current with its lease rents.

• **Lot Apra Harbor Reservation F-12-R2: Trans Steel**

Monthly Payment	Outstanding Balance
\$ 600.00	\$10,200.00

- Tenant on a month to month tenancy and payment plan from May 2021 to present.
- Last payment made on Feb. 3, 2022. In the amount of \$600.00

- **Tanguisson Cable Landing Station, Dededo (Lot 10192): AT&T**

Monthly Payment	Outstanding Balance
\$ 22,939.42	\$ 0

- Tenant makes regular monthly payments via EFT at the beginning of every month.
- Tenant is current with its lease rents.

TIYAN PROPERTIES

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

Monthly Payment	Outstanding Balance
\$ 8,000.00	\$ 216,000.00

- Tenant makes regular monthly payments before the end of the month via EFT.
- GEDA received payments via EFT on Mar. 04, 2022. In the amount of \$40,000 (5 Mos. lease payments)

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

Monthly Payment	Outstanding Balance
\$ 8,400.00	\$ 62,699.35

- Invoices from November 2021 – February 2022 totaling \$33,600.00 have been revised and resubmitted for processing to DPHSS/WIC on February 16, 2022. Anticipating payments soon to be made via EFT from DOA.
- Last payment made on Nov. 9, 2021, in the amount of \$75,600.00

Other Items

- **RFP 21-011 – For Lease and Development of Land Bank Trust Property: Lot Apra Harbor Reservations, F-12-1, portion of F-12-2, and F-12-3, Polaris Point, Piti**

- As of 02/24/22, Ongoing lease negotiations between GEDA, GALC and Vendor.

- **Farmer's Cooperative Association of Guam Inc.**

- GEDA sent notice to FCAG on Mar. 04, 2022. informing them of enactment of Public Law 32-23 that states its designation of the site for the FCAG facility and the conditions of its use and the requirement to make payments for use of the property to the Guam Ancestral Lands Commission (GALC). In addition to GEDA further stating the discussions made with FCAG on the meeting held on Jan. 12, 2022., and reminding FCAG to remit payment and submission of their 2020 certified financial statements due no later than March. 10, 2022. (Letter attached for reference)

- **MOU btw GEDA and GALC – Investment Services**

- MOU is currently under review, approval and signature with the AG.

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.

Senseramente,


me **MELANIE MENDIOLA**
CEO/ Administrator

LOURDES A. LEON GUERRERO
Governor of Guam
I Mga' Hago Cuahan

JOSHUA F. TENORIO
Lt. Governor of Guam
I Sejunido Na Mga' Luhen Cuahan



MELANIE MENDIOLA
Chief Executive Officer/Administrator
Athãdi Eksekutibũ Ofisial/Atmenestradora

March 3, 2022

Mike Aguon
Chairman, Farmer's Cooperative Association of Guam, Inc.
144 West Santa Monica Avenue
Dededo, Guam 96929

Re: FARMER'S CO-OP: Lot No. 10155-1, Santa Monica, Dededo

Hafa Adai Mr. Aguon,

Public Law 32-23 was enacted on May 2, 2013 designating a site in Santa Monica, Dededo for the Farmer's Market facility and the conditions of use. PL 32-23 further designated the development of the site to the Farmer's Cooperative Association of Guam, Inc. (FCAG) requiring the FCAG to make payments for use of the property to the Guam Ancestral Lands Commission (GALC) for deposit into the Land Bank Trust.

Notice was provided to the FCAG on February 15, 2021 that payments were due May, 2021 for the use of Lot No. 10155-1 in the municipality of Dededo. The FCAG was also advised that:

- The Initial term of use is for 25 years with an automatic renewal of 25 years
- After the initial seven (7) years of the term, the Association is to remit:
 - \$1/year per annum
 - 2% of gross income from the previous year
 - Fee will increase 1% every 5 years, to a maximum of 5%

At its regular meeting held by the GALC on January 12, 2022, FCAG representatives were present and further advised that:

- GALC has ownership of Lot No. 10155-1 in the municipality of Dededo
- GEDA is GALC's property manager
- The law is clear about when the clock started which was when PL 32-23 was signed into law, May 2, 2013
- Should the Dededo Mayor provide revenues to FCAG, then that revenue would be included as income with regards to payments to GALC
- Should the FCAG receive any revenues from use of any part the 6.9947± acres of Lot No. 10155-1, Santa Monica, Dededo then that revenue would be included as income with regards to payments to GALC

As GEDA functions as the property manager for the GALC, please remit payment and a copy of FCAG's relevant financial statement for 2020 to GEDA, no later than March 10, 2022.



Should you have any questions or concerns please do not hesitate to contact Mr. Tony Arriola at 647-4332 or via email at tarriola@investguam.com.

Si Yu'us Ma'ase,



DIEGO MENDIOLA

Manager, GEDA Real Property Division

Cc: GALC Executive Director



LOURDES A. LEON GUERRERO

Governor of Guam
I Maga Haga Guahan

JOSHUA F. TENORIO

Lt Governor of Guam
I Segundo Na Maga'Lahen Guahan



MELANIE MENDIOLA
Chief Executive Officer/Administrator
Atkãdi Eksekutibu Ofisial/Atmenestradora

March 4, 2022

Mr. Carlos Camacho
Vice President
Northern Market LLC
259 Martyr Street, Suite 204
Hagatna, Guam 96910

RE: Quarterly Reports

Dear Mr. Camacho,

Hafa Adai!

Thank you for the first quarterly report on the status of the Northern Market dated February 10, 2022 which was discussed during the last Guam Ancestral Lands Commission (GALC) meeting. While the Commission members thank you for the report, future reports must provide more detail as explained in this letter.

Future reports will be due on May 10 and August 10, 2022. At the present time and in line with the November 17, 2021 minutes of meeting, the GALC and GEDA have two basic concerns:

1. When will Northern Market (NM) begin development and operations? And,
2. When will NM begin paying rent and arrears?

Future quarterly reports must address these concerns in as much detail as possible to include the following:

Development and Operations:

- Maps and drawings depicting any revisions to NM's development plan
- Projected schedule and phasing of development;
- Infrastructure assessments and schedule for implementation;
- Ability to secure companies with sufficient labor to construct one to three pads;
- Recent permits and clearances received from regulatory agencies;
- Status of securing tenants;
- Other details NM deems appropriate.

Payment of Rent and Arrears:

- Profit and loss statements certified by NM;
- Schedule for payment of rent;
- Schedule and amounts for payment of arrears;
- Ability to make rent/arrears payments in advance of the Nov. 2022 approved deferment;
- Other details NM deems appropriate.



While we realize that some of this information may be subject to change however and ultimately, NM reports must make GALC comfortable insofar as providing the Commissioners some idea as to when and how NM's substantial arrears will be addressed and that the provision of the extension will have tangible results for its beneficiaries.



MELANIE MENDIOLA
CEO/Administrator


Cc: GALC Executive Director

