

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE

**GUAM ECONOMIC DEVELOPMENT AUTHORITY**

June 21, 2012

*Call to Order*

§ 1. The regular meeting of the Board of Directors of the **GUAM ECONOMIC DEVELOPMENT AUTHORITY** (referred to as “GEDA” or the “Authority”) was held on June 21, 2012 at the hour of 1:40 p.m. at the Guam Economic Development Authority Conference Room, Fifth Floor, Suite 511, ITC Building, Tamuning, Guam. The meeting was called to order to consider several items on the agenda.

*Attendance and quorum*

§ 2. **Roll call.** As determined by the roll call, the following directors were present:

*Directors:*

Ricardo C. Duenas  
Arlene P. Bordallo  
George Chiu  
Robert P. Salas

*Offices or positions:*

Chairman

*Absent and excused:*

Edward J. Calvo  
Ramona L.E. Jones  
David J. John

Vice Chairman  
Secretary

*Also present were:*

*GEDA officials:*

Karl A. Pangelinan  
Christina D. Garcia  
Janalynn Damian

Administrator  
Acting Deputy Administrator  
GEDA Legal Counsel  
(Calvo Fisher & Jacob LLP)  
Real Property Manager

Larry Toves

|                          |   |
|--------------------------|---|
| Greg Sablan              | Assistant Manager, Business Development & Marketing Manager |
| Claire Cruz              | Programs & Compliance Manager                               |
| Bernice Torres           | Admin. & Operations Manager                                 |
| Mike Cruz                | Project Director  |
| Antoinette Leon Guerrero | Public Finance Officer                                      |
| Charlene Concepcion      | Executive Assistant   |
| Maree Pelkey             | Management Analyst  |
| Carl Quinata             | Industry Development Specialist                             |
| Rachel Leon Guerrero     | SSBCI Program Coordinator                                   |

### ***Approval of Agenda***

§ 3. The first item considered was approval of the agenda. On motion duly made by Director Chiu and seconded by Director Bordallo, the agenda was unanimously approved.

### ***Approval of Minutes***

§ 4. The next item on the agenda was approval of the minutes of the May 11, 2012 Board meeting. On motion duly made by Director Chiu and seconded by Director Bordallo, the following resolution was unanimously approved:

### ***Resolution No. 12-027***

RESOLVED, that the Board approves the minutes of the May 11, 2012 Board meeting.

### ***Communications***

§ 5. The next item considered was Communications. Administrator Pangelinan briefed the Board on Public Law 31-207, introduced by Senator Mana Silva Tajjeron, relative to the inclusion of green technology as an acceptable activity for the eligibility of a qualifying certificate. There was no further discussion.

### ***Old Business***

§ 6. The next item discussed was Old Business. There first item of discussion was the Program Management Office (PMO) update. Mr. Larry Toves, Real Property Manager, briefed the

Board on the Inarajan Community Center Design Build Contract – Hotel Occupancy Tax (HOT) Bond project. The Board was referred to the June 14, 2012 memorandum included in their Board packet. Mr. Toves informed the Board that DCK Pacific was the lowest bidder and recommended that the Board authorize the Administrator to execute a design-build contract with DCK Pacific Guam, LLC in an amount not to exceed \$798,000.00 upon final approval of the contract by Legal Counsel. Mr. Toves informed the Board that the bid amount was lower than the government estimate. Mr. Toves also informed the Board that the contract would have to be approved by the Bureau of Budget Management Research and the Attorney General’s Office before being presented to the Governor for approval. After discussion, on motion duly made by Director Chiu and seconded by Director Salas, the following resolution was unanimously passed:

***Resolution No. 12-028***

RESOLVED, that the Board authorizes Administrator Pangelinan to execute a design-build contract with DCK Pacific Guam, LLC in an amount not to exceed \$798,000.00 upon final approval of the contract by Legal Counsel.

§ 7. The consultant for the PMO, Mr. Ken Baki, Program Director of RW Armstrong, also delivered a status update to the Board on several PMO projects. 1) Guam and Chamorro Educational Facility design services project – the Notice to Proceed has been issued to Architects Laguana Cristobal. 2) Construction Management Services for HOT Bonds Projects and Other Projects – proposals received and will be evaluated next week. 3) Archeological Services for HOT Bonds Projects and Other Projects - proposals received and will be evaluated next week. 4) San Vitores Flooding – draft scope of work for Request for Proposal to be prepared. 5) Inarajan Community Center – in award and contract finalization phase. 6) Plaza de Espana – in award and contract finalization phase. 7) Professional Engineering Design Services for Cross Walks at Chamorro Village

and Tumon – draft Request for Proposal prepared. 8) Village Signs & Monuments – Request for Proposal being prepared. Mr. Baki informed the Board that the projects next up for procurement solicitation are the are the Farmer’s Co-op and Parks and Overlooks.

§ 8. The next item of Old Business was Qualifying Certificate (QC) 251 for Grow Guam LLC. Mr. Greg Sablan, Assistant Manager of Business Development & Marketing, briefed the Board on the redraft/modifications on the QC. The request was to modify the QC to include the tourism-related activities of Grow Guam LLC. There was discussion by the Board on the expansive scope of activities to be covered under the QC and whether those activities were presented during the public hearing on Grow Guam’s QC application. After further discussion, QC 251 was tabled until the July Board meeting so that staff can compile more information.

§ 9. The next item of Old Business was the GEDA Investment Policy. Christina D. Garcia, Acting Deputy Administrator, informed the Board that the Subcommittee is developing a policy and that a Request for Proposal for investment management services will be issued. Ms. Garcia informed the Board that GEDA expects to present the policy by no later than August. There was no discussion, as this item was tabled until the return of Director John.

#### *New Business*

§ 10. The next item on the agenda was New Business. The first item for discussion was the charge-off request for John J. Pangelinan dba JP On-the-Go. The Board was referred to the Modification and Administrative Action memorandum included in their Board packet. After discussion, on motion duly made by Director Chiu and seconded by Director Salas, the following resolution was unanimously passed:

***Resolution No. 12-029***

RESOLVED, that the Board approves the modification & administrative action to charge off \$10,343.07 for Account #GDFA-003-010 for John J. Pangelinan dba JP On-the-Go.

***Public Comments***

§ 11. The next item on the agenda was Public Comments. There were no comments.

***Reports***

§ 12. The next item on the agenda was Reports. The Board was referred to their Board packets for the written reports of the various divisions. There was no discussion.

***Others***

§ 13. The next item on the agenda was Others. There were none.

***Adjournment***

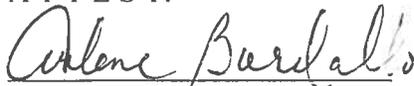
§ 14. After further discussion, there was a recommendation to adjourn the meeting. On motion duly made by Director Salas and seconded by Director Chiu at 2:13 p.m., the meeting was adjourned.

Dated this 24<sup>th</sup> day of July, 2012



Ricardo C. Duenas  
Chairman

ATTEST:



Arlene P. Bordallo  
Assistant Secretary