

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
**GUAM ECONOMIC DEVELOPMENT AUTHORITY**

January 26, 2017

***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 January 26, 2017 at the hour of 1:47PM at the Guam Economic Development Authority conference room, Fifth Floor Suite 511, ITC Building, Tamuning, Guam. The meeting was called to order by Chairman Edward J. Calvo 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:***

Edward J. Calvo

David John

Vera Wu

George Chiu

Ernesto Espaldon Jr

Monte Mesa

Mana Silva Taijeron

***Absent and excused was:***

Jay Rojas

***Offices or Positions:***

Chairman

Vice Chairman

Secretary

Director

Director

Director

Deputy Administrator

Administrator

***Also present were:***

Lara Ozaki	Glimpses Publications
Neil Pang	Guam Daily Post
Kylee Mora	PDN
Matthew Baza	GEDA
Mary Camacho	GEDA
Gloria Molo	GEDA
Mike Cruz	GEDA
Larry Toves	GEDA
John San Nicolas	GEDA
Antoinette Leon Guerrero	GEDA
Ed Camacho	GEDA
Jha'Aunie Leon Guerrero	GEDA
Justine Camacho	GEDA
Tria Paulino	GEDA
Tony Arriola	GEDA
Dong Choe	GEDA
Mark Mendiola	GEDA
Angelene Guzman	GEDA
Terry Brooks	Legal Counsel – Brooks Concepcion Law, PC

***Approval of Agenda***

**§3.** The first item considered was approval of the agenda. The motion to add the Ratification of Electronic Vote to Old Business and approval of the agenda was made by Director Espaldon and seconded by Director Wu. The motion was unanimously approved.

***Approval of Minutes***

**§4.** Approval of minutes from the December 2016 board meeting was next on the agenda for consideration. Motion to approve the minutes was made by Director Mesa and seconded by Director Espaldon. The motion was unanimously approved.

***Communications***

**§5.** The next item on the agenda was Communications. There were none.

***Old Business***

**§6.** The next item on the agenda was Old Business. The Ratification of Electronic Vote:

December 28, 2016

To: GEDA Board of Directors

From: Administrator

**RE: RFP 16-005 - for Technical Consulting Services in the Implementation of GEDA Programs and Projects**

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**BACKGROUND:**

At the June 16, 2016 meeting, the Board was informed that RFP 16-005 for Technical Consulting Services in the Implementation of GEDA Programs and Projects would be issued. The intent of the RFP was to obtain proposals from consultants that were interested in providing a wide variety of services to GEDA. The impetus for this RFP was a federal grant from the Office of Insular Affairs, U. S. Department of the Interior for \$260K for the feasibility and design of a boat ramp in southern Guam.

**ANALYSIS:**

On August 31, 2016, the six proposals submitted in response to the RFP were opened. Respondents included Paradigm Consulting Group, Strategic Global Management, Matrix Design Group, AM Orient, RIM Architects and Stanley Consultants. An evaluation team comprised of Director Vera Wu, Director Jun Espaldon, Fire Chief Joey San Nicolas, Governor's Special Assistant Tricee Limtiaco and RPD Manager Larry Toves ranked Stanley Consultants as the highest ranking offeror. Thereafter, labor and overhead rates were negotiated and applied to the scope of work for the southern Guam boat ramp project resulting in a fee of approximately \$250K to prepare a feasibility study and design of the southern Guam boat ramp.

**RECOMMENDATION:**

GEDA staff recommends that the Board of Directors authorize the Administrator to execute a master contract with Stanley Consultants to carry out the services under RFP 16-005 upon final review of the contract by legal counsel. Staff also recommends that the Board of Directors approve the award of Task Order Number 1 for the feasibility and design of the southern Guam boat ramp project to Stanley Consultants for an amount not to exceed \$250K. Should additional task orders under the master contract be contemplated, prior approval by the GEDA Board of Directors will be necessary.

( ) Approved      ( ) Disapproved

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**EDWARD J. CALVO**  
Chairman of the Board

The motion to ratify the approval that was signed off on after the December 2016 Board of Directors meeting was made by Director Mesa and seconded by Director Chiu. The motion was unanimously approved by the board.

## ***New Business***

§7. The next item on the agenda was New Business. Real Property Division Manager, Larry Toves spoke about the Star Press Property:

January 26, 2017

To: GEDA Board of Director

From: Administrator

Re: Lot Number 7, Block 4, Tract 259 E.T. Calvo Industrial Park, Tamuning, Guam  
(Former Star Press Property)

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### **BACKGROUND**

The former Star Press property consisting of approximately 1,031 square meters currently has a 4,800 square foot building situated on the property. The lease was originally executed in April 1971 and then ended in March of 2012 and has not been occupied nor leased since that time. In 2010 the building also suffered severe fire damage, which resulted in the building currently too hazardous to occupy. After receiving expressions of interest in the property, GEDA had attempted to lease the property a couple of times through public notice and the RFP process, but due to the cost of demolition, along with the relatively small size of the lot, no proposals were received and therefore no lease was ever executed. The cost of demolition is also relatively high due to the asbestos adhesive that was used for installation of the floor tiles during the building's original construction in 1980.

### **ANALYSIS**

Although the Star Press building is now fully owned by GEDA, the building's dilapidated nature makes the property more difficult to market. As well, the building is only further becoming a public safety liability and there have been complaints from adjacent tenants regarding illegal dumping of debris and waste, as well as insect and rodent infestation. RPD has recently obtained cost estimates of \$28K-\$40K and up to demolish and remove the building.

Fair market value of the land based on a 2013 appraisal of a nearby property indicates a land rental value of \$17.13 per square meter per year or \$17,661.03 per year. If the total cost of demolition for example is \$40,000.00 ± 20%, it would take approximately 3 years of a fair market value lease to recover the cost of

demolition. With the building's current state, it would be within GEDA's best interest to demolish it in order to better market the property in a timely manner.

**RECOMMENDATION**

GEDA staff recommends that the Board of Directors authorize the Administrator to issue an Invitation for Bid (IFB) in order to procure a contractor for demolition services using GEDA operational funds (not included in GEDA's FY17 budget) to demolish the building situated on the property in order to make the Property more marketable for leasing. Thereafter, upon receipt of bids in response to the IFB, Board approval will be sought for the lowest and most responsible bid.

- ( ) Approved
  
- ( ) Disapproved

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**EDWARD J. CALVO**  
Chairman of the Board

Motion to approve was made by Director Espaldon and seconded by Director Chiu. This motion was unanimously approved by the board.

***Reports***

**§8.** The next item on the agenda was Reports. No board approval was needed.


***Public Comments***

**§9.** The next item on the agenda was Public comments. There were none.

**Adjournment**

**§10.** Having no further items to discuss, on motion to adjourn duly made by Director Chiu and seconded by Vice Chairman John at 3:01PM, the meeting was adjourned.


Dated this 16th day of February, 2017



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Edward J. Calvo  
Chairman

ATTEST:



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Vera Wu  
Secretary