

GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUA'HAN

P.O. Box 3036, Hagåtña, Guam 96932 * Tel: 671-472-9439/40 * Fax: 671-477-2047

GUAM PRESERVATION TRUST REGULAR BOARD OF DIRECTORS VIRTUAL MEETING WEDNESDAY, MAY 13, 2026; 10:00 A.M.

The Regular Board of Directors Meeting will be held utilizing the Zoom virtual meeting platform.
The meeting may be publicly accessible via live stream at www.facebook.com/guampreservationtrust

A G E N D A

- | | | |
|--------|--------|---|
| Action | 1.0. | CALL TO ORDER / ROLL CALL |
| Action | 2.0. | APPROVAL OF MINUTES (March 11, 2026 Meeting) |
| | 3.0. | OLD BUSINESS |
| Action | 3.1. | Guam History Day: Guam Society of History & Culture |
| Action | 3.2. | Chief Program Officer Position Announcement |
| Action | 3.2.a. | Appointment of Acting CPO |
| Info | 3.3. | Hila'an – Fee Simple Purchase |
| | 4.0. | NEW BUSINESS |
| Action | 4.1. | PY2026 Community Development Block Grant Application
For Public Facilities and Improvement (GHURA) |
| Action | 4.2. | FY2027 Administration & Operations Budget |
| Action | 4.3. | GPT Second Amended By-Laws |
| Action | 4.4. | FY2026 Audit – Burger Comer & Associates |
| Action | 4.5. | Sinajana Hotnu |
| | 5.0. | COMMITTEE REPORTS |
| Info | 5.1. | Budget & Finance Committee Report |
| Action | 5.1.a. | YTD Balance |
| | 5.1.b. | Travel & Reimbursement Policy |
| | 5.2. | Architecture Committee Report |
| | | Refer to Architecture Committee Progress Report |
| Action | 5.2.a. | FQ Sanchez – Change Order #3 |
| Action | 5.2.b. | St. Joseph's Church Structural Assessment |
| Action | 5.2.c. | George Flores House Construction Administration |
| | 5.3. | Grants Committee Report |
| Info | | Refer to Grants Committee Progress Report |
| | 5.4. | CHamoru Culture & History Committee Report |
| Info | | Refer to CHamoru Culture & History Committee Progress Report |
| | 5.5. | Archaeology Committee Report |
| Info | | Refer to Archaeology Committee Progress Report |
| Info | 5.5.a. | Archaeology Day – IARII Grant |
| | 6.0 | OPEN DISCUSSION |
| | 7.0 | ADJOURNMENT |

ITEM 2.0
APPROVAL OF MINUTES
(March 11, 2026 Meeting)



**GUAM PRESERVATION TRUST
REGULAR BOARD OF DIRECTORS VIRTUAL MEETING
Wednesday, March 11, 2026; 10:00 A.M.**

M I N U T E S

Present: Michael Makio, Architecture – Principal Eric Forbes, History – Principal
Nicole Calvo, Planning – Principal Zina Ruiz, CHamoru Culture -
Marvin Aguilar, Planning – Alternate Principal
Vince Leon Guerrero, History - Alternate

Also Present: Joseph Quinata, CPO – GPT Staff Andrew Tenorio, Sr. Prog. Ofcr - GPT
Patrick Lujan, SHPO – DPR Lawrence Borja, Sr. Dev. Ofcr - GPT
Darlene Balagot, Office of Kyle Riordan, Prog. Ofcr - GPT
GPT Legal Counsel Vanessa Williams Troy Cruz, Prog. Ofcr - GPT
Ruby Santos, Ofc Mgr & Financial Svc Coord – GPT

1.0. CALL TO ORDER / ROLL CALL

Chairman Makio called the meeting to order at 10:09 a.m. followed by roll call.

2.0. APPROVAL OF MINUTES (February 18, 2026, Meeting)

Chairman Makio opened the floor for discussion on the minutes of the February 18, 2026, Board of Directors meeting.

Nicole Calvo noted to correct Marvin Aguilar’s discipline as “Planning – Alternate.”

Motion With no further corrections, Eric Forbes motioned to approve the minutes with the correction. Zina Ruiz seconded the motion.

There being no further discussion, the Board unanimously approved the motion.

3.0. OLD BUSINESS

3.1. Board Orientation

Joe Quinata announced the Board Orientation is scheduled for April 24th at 8:00 a.m. at the Crowne Plaza Hotel.

The orientation will include presentations by the investment advisors.

3.2. Hila’an – Fee Simple Purchase Agreement

Chairman Makio reported legal counsel had provided a revised covenant agreement.

Action At the request of the Board, Joe Quinata will review, circulate, and provide an overview of the covenant agreement for the Board to review.

4.0. COMMITTEE REPORTS

4.1. Budget & Finance Committee

Info 4.1.a. YTD Balance

Joe Quinata reported the current fund balance is \$4,881,441.32. The total obligated funds are \$3,558,541.13. The remaining balance of \$1,322,900.19

is reserved for grants and projects.
GPT received \$400,000.00 from the 1st Quarter collection of permit fees.

The Board discussed the unused balances of completed grants.
Joe Quinata responded that any unused balances of completed grants or projects are defunded by a Board motion and remain in the GPT account.

4.1.b. Policy Review Committee

The Board discussed the urgency of forming a policy review committee to address the auditor's recommendation to revisit GPT's (Investment & Travel & Reimbursement) policies.

The Board reached a consensus to hold a Policy Review Committee meeting on the morning of March 19, 2026.

Action Staff will also coordinate the date and time to hold the Search Committee for the Chief Program Officer position.

Action Staff will advise the Board members of the meeting time and venue.
A recommendation was also made to schedule to meet prior to the next Grant cycle to establish a Grant Policy with both the CPO and Senior Program Officer in attendance.

4.2. Architecture/Planning Committee Report

Refer to Architecture/Planning Committee Progress Report

4.2.a. St. Joseph's Church Structural Assessment; Inalahan Parish Council

Joe Quinata reported that the Inalahan Parish Council submitted a request for assistance to fund a structural analysis of the St. Joseph Church.

The Architecture Committee reviewed the request and recommended to advertise a Request for Proposal to conduct a structural analysis to include a Phase One – non-destructive surficial analysis and only if deemed necessary to do an in-depth destructive analysis.

Chairman Makio elaborated on a non-destruction surficial analysis and an in-depth analysis.

Motion Nicole Calvo motioned to approve advertising a Request for Proposal (RFP) for the structural analysis of St. Joseph Church in Inalahan, with Phase One (1) being that structural analysis and Phase Two (2) to do a destructive analysis if Phase 1 determines it necessary. Eric Forbes seconded the motion.

Chairman Makio opened the floor for discussion.

The Board discussed how although the submission by the Inalahan Parish Council included a proposal from a particular firm the RFP is opened to all interested and qualified firms.

The structural analysis is the first in the process leading to A&E and construction.

There being no further discussion, the Board unanimously approved the motion.

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4.2.b. FQ Sanchez – Change Order #2

Joe Quinata reported the committee reviewed the Change Order #2 requesting approval for an extension of 206 days ending September 28th 2026.

Motion

Nicole Calvo motioned to approve Change Order #2 with BME & Sons Inc., for the FQ Sanchez, for an extension of 206 days that will end September 28, 2026. Zena Ruiz seconded the motion.

Chairman Makio opened the floor for discussion.

Joe Quinata confirmed the extension was for 206 days.

There being no further discussion, the Board unanimously approved the motion.

4.2.c. Archbishop Flores House – Asbestos Testing

Committee Chair Michael Makio reported based on information provided during previous surveys, there may be some hazardous materials on the site. The Architecture Committee recommended proceeding with an RFP to solicit and engage with a hazardous material or an environmental consultant to assess and validate the existence or non-existence of hazardous materials. The results of the analysis will determine the next phase to 1) remediate the environmental hazard or 2) move forward with deconstruction if no hazardous materials are deemed at the site.

Joe Quinata reported that staff emailed four (4) environmental consultants and received only one (1) response indicating it would cost \$275.00 per unit sample.

The Board discussed the number of samples and the probable areas the testing will be conducted at the site.

Motion

Marvin Aguilar motioned to proceed with hazardous testing with the consultant, not-to-exceed five (5) samples, along with obtaining the associated reports and results. Zina Ruiz seconded the motion. With no further discussion, the Board unanimously approved the motion.

4.3. Grants Committee

Refer to Grants Committee Progress Report

Joe Quinata reported the Grants Committee consisting of members Vince Leon Guerrero, Nicole Calvo, Zina Ruiz, Eric Forbes, Joe Quinata, and Andrew Tenorio met on March 4th to discuss the grant submissions and present the following recommendations:

4.3.a. I Sengsong; An Educational CHamoru Children’s Program; PBS**Motion**

The Committee recommended and motioned to approve \$40,000.00 for the I Sengsong: An Educational CHamoru Children’s Program grant.

Nicole Calvo seconded the motion.

Chairman Makio opened the floor for discussion.

There being no further discussion, the Board unanimously approved the motion.

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4.3.b. Cultivating Village Connections Through Storytelling & Showcasing Guam's Unique Sense of Place; Guampedia – Rita Nauta
 Action The Committee recommended tabling any action and directed staff to work with the applicant to clarify the criteria and narratives.

4.3.c. The Journey of the Niyok: From Tree to Table-Odyessa San Nicolas

The Committee recommended disapproving of the application.
 No further discussion.

4.3.d. I Rikesan I Tasi: A Piti Sea Festival Piti Municipal Planning Council

Motion The Committee recommended and motioned to approve \$\$14,837.80 for the I Rikesan I Tasi: A Piti Sea Festival grant. The motion was seconded by Eric Forbes.

Chairman Makio opened the floor for discussion.

The Board discussed how this will be the first Sea Festival.

With no further discussion, the Board unanimously approved the motion.

4.3.e. Maila Halom-Preserving the Tradition of the Talaya; Brian Muna

Motion The Committee recommended and motioned to approve \$8,700.00 for the workshop and curriculum portion of the grant as it would be conducted in Guam with the local community.

The motion was seconded by Vincent Leon Guerrero.

Chairman Makio opened the floor for discussion.

Marvin Aguilar commented this is just one of very few tangible hand-on visual programs encouraging a connection to our culture and commended the efforts of the applicant.

With no further discussion, the Board unanimously approved the motion.

4.3.f. 2026 Inacha'igen Fino' CHamoru – University of Guam

The committee was advised the applicant withdrew their sponsorship request.

4.3.g. Courting our Roots: CHamoru Courtship & Marriage Traditions through youth and elder co-creation: Inetnon Gefpa'go Cultural Arts Program Inc.

Action The Committee recommended to table the discussion and direct staff to work with the applicant to strengthen their application.

4.3.h. Guam History Day Competition: Guam Society of History & Culture

Action The Committee recommended tabling any action and referring the request to the full Board for a decision. The sponsorship request was for \$20,000.00 for airfare of six (6) students and two (2) teachers to represent Guam in the National History Day competition in Maryland.

Vincent Leon Guerrero recused from discussion.

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The Board discussed GPT's past support of funds for Guam History Day and establishing a policy on funding sponsorships and grants.

4.4. CHamoru Culture & History Committee Report

Refer to CHamoru Culture & History Committee Progress Report

Joe Quinata presented a brief summary of the ongoing program Supporting Heritage Oriented Projects (SHOP).

Twenty-five (25) teachers applied and each awarded \$500.00 for supplies for heritage programs.

4.5. Archaeology Committee Report

Refer to Archaeology Committee Progress Report

No discussion.

5.0. OPEN DISCUSSION

- 4th Pacific Preservation Summit

Joe Quinata announced the 4th Pacific Preservation Summit is scheduled for May 5th at the Hyatt Regency Guam. The Summit will provide information on alternatives to fund projects, from local and off-island agencies as well as presentations on historic tax credits.

-Joe Quinata reported he will be off-island on medical leave commencing the 1st week of April. Should his leave extend beyond a week, Andrew Tenorio will assume the lead in the CPO's absence to staff the April Board meeting.

-Joe Quinata reported GPT was commended by a resolution by the Guam Legislature for continuous and consistent support of cultural advocacy.

6.0. ADJOURNMENT

Motion

There being no further agenda items, Zina Ruiz motioned to adjourn the meeting. Marvin Aguilar seconded the motion.

With no objections, the Board unanimously approved the motion.

The meeting adjourned at 11:11 a.m.

Transcribed by: _____

Date: _____

Approved by: _____

Date: _____

GUAM PRESERVATION TRUST

INANGOKKON INADAHÍ GUA'HAN

ITEM 3.1.
GUAM HISTORY DAY:
GUAM SOCIETY OF
HISTORY & CULTURE

Sponsor Request

2 messages

Jorge Emmanuel <guamsocietyhc@gmail.com>

Thu, Feb 5, 2026 at 3:18 PM

To: "guampreservationtrust@gmail.com" <guampreservationtrust@gmail.com>

Hafa Adai Mr. Michael Makio,

I hope this message finds you well.

Attached to this email is a letter formally requesting support for the Guam History Competition. We would be honored if you would take a moment to review it.

Thank you for your time and consideration. Please feel free to contact me if you have any questions or need additional information.

Warm regards,
Jorge B. Emmanuel
Chairman
Guam Society of History & Culture
(671) 488-5589

 **GPT Request.pdf**
394K**Guam Preservation Trust** <guampreservationtrust@gmail.com>

Thu, Feb 5, 2026 at 3:27 PM

To: Jorge Emmanuel <guamsocietyhc@gmail.com>

Hafa adai,

Acknowledging receipt of your sponsorship request. This letter will be added to the agenda of the next scheduled board meeting and you will be notified of the board's decision immediately following the meeting.

Thank you,

Guam Preservation Trust

[Quoted text hidden]



February 2, 2026

Michael Makio
Chairman
Guam Preservation Trust
P.O. Box 3036
Hagåtña, Guam 96932

Buenas yan Hafa Adai Chairman Makio:


We hope this letter finds you in good spirits. The Guam Society of History and Culture is excited to invite you to become a vital partner in this year's Guam History Day Competition—a program that positively shapes the lives of our island's youth and ensures the preservation of our shared heritage.

Since its inaugural year in 2008, the Guam History Day Competition has been a much-anticipated focus in the academic journeys of hundreds of students within our island's public and private schools. Over the course of the year, students spend hours outside of class in local archives, engage in discussions with scholars and professionals, and listen to the voices of their elders as they conduct research on a Guam-centric historical topic of their interest. In March, these students present their findings as either a paper, exhibit, documentary, website, or live performance to a panel of judges and are ranked on the quality of their work with the hopes of taking 1st place in their category and being offered the chance to represent the island in National History Day. While not every student gets to compete in nationals, the lessons learned, connections made, and pride in the fruits of their labor are rewards shared by all who have gone on to participate.

Hosting a program of this scale is both a tremendous honor and a significant undertaking. Providing Guam's youth with an enriching educational experience requires dedicated time, resources, and community collaboration. That's why your partnership is so essential. By supporting Guam History Day, you will help empower the next generation to discover and celebrate the island's unique stories—fostering pride, curiosity, and leadership among our students. We ask the support of the Guam Preservation Trust to become the flagship sponsor to allow for six (6) students and two (2) chaperones to represent Guam at the 2026 National History Day Competition at the University of



guamsocietyhc@gmail.com 

guamsocietyhc.online 



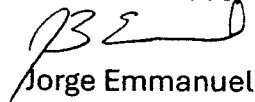
Maryland, College Park, Maryland, June 14 – 18, 2026. A sponsorship total of \$20,000.00 will provide the airfare travel for the Guam Team to travel to the University of Maryland.

Guam Preservation Trust Flagship Sponsor will be afforded the following:

- a. A news release will be posted and sent to all media outlets;
- b. 8' width by 4' height banner
- c. c) Logo will be displayed on our website and mentioned in all social media & community updates.
- d. d) Special mention during the awards ceremony
- e. e) Logo will be displayed during the slide show prior to the award program. e) The banner will be taken to the National History Day Competition, and
- f. students will take a picture with it and post it to social media.
- g. f) 10-second social media shout by one or more of the Guam History Day Winners on social media

We would be sincerely honored to welcome you as a partner in this transformative educational journey. Your sponsorship will directly empower Guam's youth to explore, preserve, and proudly share the stories that form the heart of our island's identity. If you would like to discuss how your involvement can be tailored to best reflect your organization's goals, please contact Lazaro Quinata at (671) 987-5636, Joanna Payumo (671) 988-0913, Jorge Emmanuel (671) 488-5589 or email Guamsocietyhc@gmail.com. Si Yu'os Ma'åse' for your time, generosity, and steadfast support of education and cultural preservation on Guam. Together, we can inspire our youth and strengthen the fabric of our community through the success of Guam History Day 2026.

Si Yu'os Ma'åse,





Jorge Emmanuel

Chairman

Guam Society of History and Culture



guamsocietyhc@gmail.com 

guamsocietyhc.online 

February 4, 2026

Letter of Support for Guam's History Day Project
By Guam Society of History & Culture

On behalf of Guampedia, I am pleased to submit this letter in support of Guam's History Day project, led by the newly established Guam Society of History & Culture (GSHC). We commend the esteemed members of GSHC for their dedication to this transformative initiative. We have witnessed firsthand how this program has significantly influenced our island's most promising young scholars, enhancing their educational and career trajectories.

The rigorous requirements of both local and national competitions encourage students to research, analyze, and present historical topics. This process fosters a deeper understanding and appreciation of Guam's unique history while raising awareness of the critical importance of civic engagement.

Guam's History Day project and the mission of Guampedia are closely aligned and mutually reinforcing. Guampedia serves as a vital cultural resource, guiding both Guam's citizens and the global community on an educational journey through the World Wide Web. We provide comprehensive entries and media—including photographs, audio, and visual elements—highlighting our island's rich history and culture. This initiative is rooted in the principle of accurately representing Guam's vast heritage in both local and international contexts, and it embodies substance through our commitment to developing a high-quality online encyclopedia that future generations can use to document Guam's multifaceted history and culture.

As the GSHC is newly formed to sustain this impactful program for our youth, Guampedia is committed to act as their fiscal agent. We are also seeking additional funding opportunities to create a dedicated section on the Guampedia website titled "Voices of Our Future," which will showcase award-winning projects. We are genuinely excited about Guam's History Day project and look forward to partnering with the GSHC to bring it to fruition, especially through your organization's support. *Si Yu'os ma'ase* for the opportunity to express Guampedia's support for the GSHC's Guam History Day project.

Gof Ada'hi yan Mina'åse,



Rita Nauta

Guampedia Managing Director

ITEM 4.1.

**PY2026 COMMUNITY DEVELOPMENT
BLOCK GRANT APPLICATION
FOR PUBLIC FACILITIES AND
IMPROVEMENT (GHURA)**



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



NOTICE TO THE PUBLIC

CDBG-DR Program Launch Date Announcement for *Guma Na Maolek (Make Homes Good): Housing Program 1*

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Nathanael P. Sanchez
Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

The Guam Housing and Urban Renewal Authority (GHURA) announces the program launch date of *Guma Na Maolek (Make Homes Good): Housing Program 1 (Guma Na Maolek HP1)* on **April 30, 2026**. This announcement serves as a 30-day advance notice of the upcoming application period. Beginning April 30, 2026, digital applications will be accepted online at guamcdbgdr.org.

Guma Na Maolek HP1 will be the first of six housing programs under the Community Development Block Grant-Disaster Recovery (CDBG-DR) to begin accepting applications. *Guma Na Maolek* HP1 is the Owner-Occupied Rehabilitation and Reconstruction housing program administered by GHURA's CDBG-DR Program and is as a vital component for all efforts following Typhoon Mawar Recovery.

Prospective applicants are encouraged to visit guamcdbgdr.org/programs/housing for detailed information on eligibility requirements, necessary documentation, and guidance on preparing for the application portal launch. As this program is conducted through an online portal, a **valid and active email address is required for all applicants to complete and manage their application**.

Individuals who do not have access to internet services or computers will have the opportunity to receive assistance at the Housing Recovery Application Center, located at the Agana Shopping Center. Additional details regarding operating hours and appointment scheduling will be provided in the near future.

Inquiries regarding this program or any future CDBG-DR housing programs, please contact housing-dr@ghura.org.

Stay informed on program updates by following [@fixinsixguam](https://www.instagram.com/fixinsixguam) on social media or by subscribing to receive updates via email.

For additional information regarding CDBG-DR Fix-in Six programs, please contact: Tyler Mortera, Guam CDBG-DR Public Information Officer, at tmortera-dr@ghura.org

##

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.
The Coordinator can be contacted at the above address and telephone numbers.

2. Please select the document(s) listed which will be submitted to support this application. **All attachments must be named exactly as the item listed preceded by your organization's name.** (i.e. *GHURA Board of Directors list GHURA Resolution or Board Minutes*) *

All attachments must be emailed to rpeinfo@ghura.org.

Check all that apply.

- A. Board of Directors list including position/title on board. Provide a contact number for board
- B. Resolution or Board Minutes showing approval to submit an application and designation of person who will sign documents on behalf of the organization
- C. Organization Chart of Relevant Program Staff
- D. Description of employees, board members, volunteers who will work with the project
- E. Tax Exempt Determination Letter (for non-profit organizations)
- F. Financial Document: Organization's Current Budget (past 12 months)
- G. Financial Document: Most recent Balance Sheet and Financial Statement
- H. Most Recent audit or CPA prepared review
- I. Non-discrimination Policy Statement
- J. Board Certification of Committed Funds
- K. Budget Narrative
- L. Letters of Support
- M. Assurances and Certification

I. Application Contact Information

Public Service (PS) Project Application for PY2026 (October 1, 2026 – September 30, 2027)

3. **Applicant Organization:** *

4. **Applicant Organization:** *



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue • Sinajana, Guam 96910
Phones: (671) 477-9851 • Fax: (671) 300-7565 TTY: (671) 472-3701
Website: www.ghura.org



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Temorio
Lieutenant Governor of Guam

NOTICE OF FUNDING AVAILABILITY For Program Year 2026 (Fiscal Year 2027) Community Planning and Development Funds (CPD) U.S. Department of Housing and Urban Development (HUD)

The Guam Housing and Urban Renewal Authority (GHURA), the administrator of various HUD-funded programs for the Government of Guam, anticipates the availability of \$4,546,370.91 in Community Planning and Development (CPD) funds available through the U.S. Department of Housing and Urban Development (HUD). Eligible government agencies and non-profit organizations are invited to submit proposals that address the priorities and goals identified in Guam's Consolidated Plan Priorities and Goals for 2025-2029, for activities during the Program Year 2026 (PY2026). These priorities support low- and moderate-income populations through the creation and preservation of decent housing, sustainable living environments, and economic opportunities. Proposed projects will be submitted to HUD through Guam's Annual Action Plan for Program Year 2026 (October 1, 2026 - September 30, 2027).

Applications for the use of CPD funds are available on **Wednesday, March 18, 2026**, via the GHURA website at www.ghura.org (About GHURA / Community Development / Community Development Application).

The ESTIMATED funding allocations for the CPD programs, based on the previous year's allocation, are as follows and are subject to change once official notice is published by HUD:

Community Development Block Grant (CDBG)	\$3,185,755.00
HOME Investment Partnership Grant (HOME)	\$1,046,809.00
Housing Trust Fund (HTF)	\$49,843.91
Emergency Solutions Grant (ESG)	\$263,963.00

CDBG funds may be used to revitalize neighborhoods, support affordable housing development, expand economic opportunities, and to improve community facilities and services. Use of CDBG funds must meet at least one of the program's national objectives of (1) benefiting low- and moderate-income persons, (2) eliminating slum or blight conditions, or (3) meeting other urgent community development needs.

HOME funds may be used to create affordable housing for homeowners or homebuyers through financial assistance programs, site acquisition or improvement, or the construction or rehabilitation of housing for rent or homeownership. Use of HOME funds must benefit low-income households.

HTF funds may be used to create affordable housing through rental, financial assistance programs, site acquisition or improvement, or the construction or rehabilitation of housing for affordable rent. Use of HTF funds must benefit low-income households.

ESG funds may be used for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance.

Public briefings will be held on **Thursday, April 9, 2026**, at GHURA's Board of Commissioners Conference Room located at GHURA's main office in Sinajana.

The briefings will cover the following programs at the times listed below:

Presentation Times	10:00AM	CDBG
	1:00PM	ESG
	2:00PM	HOME/HTF

All interested applicants are encouraged to attend and may contact our office for further details. Applications must be received no later than **4:00PM on Monday, May 18, 2026**.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the meetings may call (671) 475-1322 no later than three (3) business days prior to the meeting date. TTY users may call (671) 472-3701 no later than three (3) business days prior to a meeting's date. Persons who prefer to submit comments by email can do so to rpe@ghura.org.

For more information about the public hearing or application process, please contact Katherine Taitano at katherine@ghura.org, or (671) 475-1322.

/s/ Elizabeth F. Napoli, Executive Director

This advertisement was paid for with HUD CPD funds.

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.
The coordinator can be contacted at the above address and telephone numbers.

ITEM 4.2.

**FY 2027 ADMINISTRATION AND
OPERATIONS BUDGET**

FY2027 ADMINISTRATION & OPERATIONAL BUDGET

A. PERSONNEL SALARY

SUBTOTAL: \$423,656.55

POSITION TITLE	SALARY	% OF TIME	MONTHS	FY 2026 BUDGET	FY2027 BUDGET
Chief Program Officer	94,678.58	100	12	99,412.51	99,412.51
Office Manager, Financial Service Coordinator	76,624.30	100	12	80,455.52	80,455.52
Senior Program Officer	58,656.86	100	12	61,589.70	61,589.70
Senior Development Officer	57,094.11	100	12	59,948.82	59,948.82
Program Officer	45,000.00	100	12	47,250.00	47,250.00
Program Officer*	45,000.00	100	12	47,250.00	45,000.00
Administrative Assistant	30,000.00	100	12	30,000.00	30,000.00
Sub-Total				425,906.55	423,656.55

Justification:

- This represents employee salaries and an increase in employees as approved by the Board in GPT's Three Year Organizational Growth plan. Budget reflects additional Admin Assistant position.
- Program Officer position at the base level with option to increase should the board require additional salary funding.

B. FRINGE BENEFITS

SUBTOTAL: \$202,842.73

	FY 2026 BUDGET	FY2027 BUDGET
FICA	32,581.86	32,409.73
Health Insurance	150,000.00	150,000.00
Retirement Plan	18,852.69	17,433.00
Workman's Compensation	850.00	1,000.00
Life Insurance	1,500.00	2,000.00
Sub-Total	203,642.81	202,842.73

Justification:

- This represents FICA, and Workman's Compensation rated based on gross salaries with the following itemized fringe benefits:
- Health Benefits offered at full coverage to employee and dependents. Increased rates are payable in December for calendar year effective for January 2027 coverage.
- Retirement Plan – Employer portion is 3% of gross for Simple IRA plan matching employee's contribution and benefit offered to employees after 1 year of service.

C. UTILITIES/COMMUNICATION/INSURANCE

SUBTOTAL: \$58,900.00

	FY26 BUDGET	FY27 BUDGET
Telephone	4,000.00	4,500.00

Internet Services	2,000.00	2,400.00
Utility – GPA	18,000.00	20,000.00
Utility – GWA	1,600.00	2,000.00
Insurance (Property, Events & Contents)	28,500.00	30,000.00
Sub-Total	54,100.00	58,900.00

Justification:

- Telephone Line Services are 472-9439/40 and fax 477-2047
- Internet Service is Docomo Pacific; Website is for annual maintenance fee with Ideal Advertising
- Utilities (GPA & GWA) for Power and Water Consumption for Lujan House & Cliff Unit
- Property, Contents, Events Insurance coverage for the Lujan House/GPT Office

D. STAFF TRAVEL

SUBTOTAL: \$15,000.00

	FY26 BUDGET	FY27 BUDGET
Airfare & Per Diem	15,000.00	15,000.00
Sub-Total	15,000.00	15,000.00

Justification:

- Staff travel to attend conferences and capacity building/training opportunities.

E. EQUIPMENT

SUBTOTAL: \$5,000.00

	FY26 BUDGET	FY27 BUDGET
Desktop computers/Programs	4,000.00	1,000.00
Copier Lease	4,000.00	4,000.00
2 GPS Devices	1,480.00	0.00
Sub-Total	9,480.00	5,000.00

Justification:

- The current copier lease is with Xerox Corporation and was obtained following procurement procedures.

F. AUTOMOBILE EXPENSE

SUBTOTAL: \$7,000.00

	FY26 BUDGET	FY27 BUDGET
Maintenance	2,500.00	2,500.00
Insurance	4,000.00	4,000.00
Safety & Registration	500.00	500.00
Sub-Total	7,000.00	7,000.00

Justification:

- Automobile expenses are for the Trust's vehicles (Truck and Van). Maintenance, insurance, vehicles safety registration, and fuel, to maintain the vehicles for staff use.

G. SUPPLIES

SUBTOTAL: \$3,500.00

	FY26 BUDGET	FY27 BUDGET
General Office Supplies	2,000.00	2,500.00
Furniture	1,000.00	1,000.00

Sub-Total	3,000.00	3,500.00
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Justification:

- General office supplies for administrative operations, projects, and programs for the year.

H. CONTRACTUAL

SUBTOTAL: \$101,000.00

	FY26 BUDGET	FY27 BUDGET
Accounting Services	30,000.00	35,000.00
Audit Services	32,000.00	32,000.00
Legal Services	7,000.00	7,000.00
Technological Services	2,000.00	3,000.00
Maintenance & Landscaping Services	6,000.00	14,000.00
Preservation Interns	10,000.00	10,000.00
Architect	25,000.00	0.00
Atantãno Maintenance	30,000.00	0.00
Drone (moved from equipment category)	2,500.00	0.00
Office Lease (moved from Miscellaneous category)	27,000.00	0.00
Sub-Total	171,500.00	101,000.00

Justification:

The following are contractual services:

- Contractual Accounting service is with Ernst & Young.
- Audit services for a three-year agreement with option to renew for 1 additional year as approved by the Office of the Public Auditor.
- Contractual legal service currently with Attorney Vanessa Williams.
- Technological Services needed for maintenance and upkeep of the computer systems.
- Yard Cleaning & Landscaping Maintenance (Lujan House, Rosario House, Archbishop Flores House & Cliff Grounds Maintenance fee)
- Internship program

I. STIPENDS

SUBTOTAL: \$14,000.00

	FY26 BUDGET	FY27 BUDGET
Sub-Total	14,000.00	\$14,000.00

Justification:

- In accordance with GPT By-laws and approval by GPT Board motion, GPT Board members receive a \$50.00 stipend for attending Regular and Special Board meetings. Budget & Finance committee motioned to increase stipends to \$100.00 for attendance at Regular and Special Board meetings.

J. ADVERTISEMENT

SUBTOTAL: \$4,650.00

	FY26 BUDGET	FY27 BUDGET
GPT Board Meeting Advertisements 14 @ 224.00	2,576.00	3,150.00
Request for Proposals, and other GPT announcement advertisements	1,500.00	1,500.00

Sub-Total	4,076.00	4,650.00
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Justification:

- In accordance with public law and GPT by-laws, Regular & Special Board meetings must be advertised. Average dimensions of camera-ready ad are 2 X 3 column inches
- Advertisement for Request for Proposals (to comply with Procurement Regulations) and other GPT announcements.

K. POST OFFICE / POSTAGE

SUBTOTAL: \$510.00

	FY26 BUDGET	FY27 BUDGET
1. Annual Postal Box Fee	250.00	300.00
2. Postage	210.00	210.00
Sub-Total	460.00	510.00

Justification:

- Annual Postal Box Fee for PO Box 3036, Hagåtña, Guam 96932
- Postage

L. DUES & SUBSCRIPTION

SUBTOTAL: \$3,050.00

	FY26 BUDGET	FY27 BUDGET
National Preservation Partners Network	500.00	0.00
NTHP Forum Membership	350.00	250.00
APT Membership	600.00	700.00
Websites & Program Subscriptions		2,100.00
Sub-Total	1,450.00	3,050.00

Justification:

- Membership with the National Trust for Historic Preservation entitles GPT to participate in Preservation programs on the National level.
- APT membership dues
- Dues & Subscription to various Preservation Resources for updates in the preservation efforts and programs and expanding partners in preservation (Microsoft programs, Canva, Adobe, Zoom, Website and Website domains)

M. EMPLOYEE INCENTIVES

SUBTOTAL \$38,183.00

	FY26 BUDGET	FY27 BUDGET
Increase of up to 5% for eligible employees	20,352.70	21,183.00
Performance Bonuses	17,000.00	17,000.00
Sub-Total	37,352.70	38,183.00

Justification:

- Salary adjustments and Performance Bonuses are based on performance evaluations of all staff and as approved by GPT Board Action.

N. MISCELLANEOUS**SUBTOTAL \$6,898.97**

	FY26 BUDGET	FY27 BUDGET
Contingency Fund (5% of overall budget)	4,601.87	4,398.97
Discretionary Funds	2,500.00	2,500.00
Sub-Total	7,101.87	6,898.97

Justification:

- Contingency funds are unforeseen expenditures not categorized and needed for operations or projects to be effective .5% of overall budget (**\$879,792.28 x .5% = \$4398.97**). All expenses reported to the Board.
- Discretionary funds are expenditures authorized by the Chief Program Officer and for purchases or services of \$500.00 and below.

	FY 2026 ADMIN & OPERATIONS BUDGET	FY 2027 ADMIN & OPERATIONS BUDGET
SUB-TOTAL	\$935,268.44	\$884,191.25

ITEM 4.3.

GPT SECOND AMENDED BY-LAWS

SECOND AMENDED
BY-LAWS
OF
GUAM PRESERVATION TRUST

ARTICLE ONE

OFFICES

- 1.01 Principal Office. The principal office for the transaction of the business of this corporation is located at the Historic Lujan House, 167 Padre Palomo Street, Hagatna, Guam 96910. The Board of Directors has full power and authority to change the principal office from one location to another in Guam by noting the changed address and the effective date below:
- 1.02 Other Offices. Branch or subordinate offices may, at any time, be established by the Board of Directors at any place as the corporation's business may require.

ARTICLE TWO

BOARD OF DIRECTORS

- 2.01 Appointment. Members of the corporation's Board of Directors shall be appointed by the Governor of Guam, with the consent of the Guam Legislature in accordance with 4 Guam Code
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Annotated, section 2103; Government Code of Guam, Section 13985.60 and section 13985.61(5), or otherwise provided by law.

2.02 Tenure. Members of the Board of Directors shall serve terms as provided in Government Code of Guam Section 13985.62, or as otherwise provided by law.

2.03 Number. The corporation shall have five (5) directors and five (5) alternate directors pursuant to Government Code of Guam, section 13985.60, and section 13985.61, or otherwise provided by law.

2.04 Classification of Directors. A majority of the Board shall be recognized professionals in the disciplines of history, prehistoric and historic archaeology, architecture. At least one (1) member of the Board shall be knowledgeable in historic preservation or planning. At least one (1) member must be knowledgeable of traditional Chamorro society and culture, pursuant to Government Code of Guam, section 13985.60, or as otherwise provided by law.

2.05 Quorum. Pursuant to Government Code of Guam, section 13985.61(5) and section 13985.62, a quorum shall consist of four (4) members for the transaction of official business, or as otherwise provided by law.

2.06 Compensation. Pursuant to Government Code of Guam, section 138985.61(5) and section 13985.62(b), each member of the board shall be compensated Fifty Dollars (\$50.00) for each

board meeting they attend, not to exceed One Hundred Dollars (\$100. 00) per month. Members traveling on official business shall receive per diem at the established Government of Guam rates or as otherwise provided by law.

2.07 Removal. Pursuant to 5 Guam Code Annotated, section 43106, or as otherwise provided by law, the unexcused absences of a member of the board from three (3) consecutive regular meetings shall constitute a cause for removal of the member from the board, and the Governor of Guam may thereupon remove such a member from the board. The determination of whether a member's absence is excused or unexcused shall be made by the other members of the board.

2.08 Quarterly Attendance Report. The chairperson of the board shall submit a quarterly report on the attendance of the members of the board to the Governor of Guam, pursuant to 5 Guam Code Annotated, section 43107, or as otherwise provided by law.

2.09 Conduct of Meetings. All meetings of the board shall be conducted pursuant to 5 Guam Code Annotated, Chapter 8, the "Open Government Law", or as otherwise provided by law.

a. Regular Meetings. Regular meetings of the board shall be held on the 2nd Wednesday of each month at 10:00 a.m. at the corporation's principal place of business, virtually meeting all government required broadcasting or at a specified location as determined by the Board.

Adequate public notice of such meeting shall be given, whether by newspaper of general circulation or by radio or television which is reasonably calculated to provide notice of said

meeting pursuant to 5 Guam Code Annotated, section 8104(5) and section 8107, on the Government Public Notice Portal, or as otherwise provided by law.

b. Special Meetings.

(i) Notice Pursuant to 5 Guam Code Annotated, section 8108, or as otherwise provided by law, a special meeting may be called at any time by the presiding officer of the board or by a majority of the members of the board, at least twenty-four (24) hours prior to the time of such meeting as specified in the notice. Notice shall be given to each newspaper of general circulation and broadcasting station within Guam at least twenty-four (24) hours prior to the time of such meeting as specified in the notice and on the Government Public Notice Portal,

(ii) Contents of Notice/Scope of Business to Transacted. The notice of any special meeting shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at such special meetings of the board.

(iii) Waiver of Notice in event of Emergency. The twenty-four (24) hour notice required by section B(ii) may be waived in the event of an emergency certified to in writing by the presiding officer of the board or by a majority of the members of the board. All necessary business in the event of an emergency may be conducted by the board.

(iv) Waiver of Notice by Members. Written notice may be dispensed with as to any member who at, prior to or subsequent to the time the meeting convenes files with the Chief Program Officer of the board a written waiver of notice. Such written notice may be dispensed with as to any member who is actually present at a meeting at the time it convenes.

2.10 Adjournment

a. Pursuant to 5 Guam Code Annotated, section 8109 or as otherwise provided by law, the board may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment. Less than a quorum may adjourn from time to time. If all members of the board are absent from any regular or adjourned regular meeting, the **Chief Program Officer** may declare the meeting adjourned to a stated time and place and he or she shall cause a written notice of the adjournment to be given in the same manner as section B(i) of this Article, supra. for special meetings, unless such notice is waived as provided for special meetings. A copy of the order or notice of adjournment shall be conspicuously posted on or near the door of the place where the regular, adjourned regular, special or adjourned special meeting was held within twenty-four (24) hours after the time of adjournment. When a regular or adjourned regular meeting is adjourned as provided in this section, the resulting adjourned regular meeting is a regular meeting for all purposes. When an order of adjournment of any meeting is to be held it shall be held at the hour specified for regular meetings.

b. Any hearing being held or noticed or ordered to be held by the board at any meeting may by order or notice or notice of continuance be continued or recontinued by any subsequent meeting of the board in the same manner and to the same extent set forth in section 2.10(A) of this Article, supra, for the adjournment of meetings; provided, that if the hearing is continued to a time less than twenty-four (24) hours after the time specified in the order or notice of hearing, a copy of the order or notice of continuance of hearing shall be posted immediately following the meeting at which the order of declaration of continuance was adopted or made.

2.11 Executive Sessions

A) The board shall not be prohibited because of the provisions of this Article Two from holding executive sessions with the Attorney General, Chief of Police or the respective designated representatives of each on a matter which poses a threat to the public health, safety or welfare or from holding executive sessions during regular or special meetings to consider the appointment, employment or dismissal of the corporation's officer or employee or to hear complaints or charges brought against such officer or employee by another officer or employee unless such officer or employee requests a public hearing. Under no circumstances, however, shall the board hold an executive or closed meeting to discuss salaries, salary levels or salary adjustments of any employee or officer. All such discussions or decisions must be held in a public meeting, and minutes shall be kept and opened to the public. The board may exclude from any public or private meeting, during the examination of a witness, any or all other witnesses in the matter being investigated by the board but may not exclude a party, complainant or the subject of an adverse action.

B) Notwithstanding any other provision of law, the board may hold executive sessions with its staff to consider matters within the scope of the 4GCA Chapter 10 Public Employee-Management Relations Act (PEMRA)

C) Under no circumstances shall the board hold an executive or closed meeting to discuss legal matters, impending legal matters or legal strategies with an attorney, except as herein provided below. All such discussions must be held in a public meeting, and minutes shall be kept and opened to the public, except as herein provided:

(i) No such meeting may be closed except on the written recommendation of the corporation's attorney, and an affirmative vote of a majority of the members of the Board to go into executive session.

(ii) Only matters directly relating to ongoing litigation or litigation which have been threatened as is reasonably expected may be discussed. Only the corporation's attorney(s), court reporter, board members, and the Chief Program Officer may attend such a meeting.

(iii) A verbatim transcript by an authorized court reporter must be taken of all meetings which are closed to discuss litigation or possible litigation and such transcript shall promptly be reduced to writing.

(iv) Notice of the meeting shall be given as required for any other meeting. The notice shall indicate the place and time of the meeting and shall indicate the general subject matter to be discussed, (if not confidential) as well as the specific exemption permitting an executive or closed meeting.

(v) After such meeting, the corporation's attorney(s) involved must file an affidavit with the Trust, which shall be a public document, that only matters relating to litigation or pending litigation have been discussed.

(vi) There shall be public minutes made of all such executive sessions indicating the existence of the transcript, the subject matter of the meeting (if not confidential), the names of all persons attending the closed meeting, their capacities and the date and times the meeting started and closed.

(vii) The transcript of such meeting shall be sealed for a period of six (6) months and shall thereafter be a public document unless there is a court order, further sealing the transcript.

Before issuing such an order, the court must read the transcript in camera and determine that the board would be unduly prejudiced by the release of the transcript, taking into account the public's right to know. In such event, the court may order the transcript released and made public, or may order the transcript sealed for a period not exceeding six (6) months only if there is ongoing litigation over the matters discussed and release would prejudice the board, or if the court finds there is a strong likelihood of litigation concerning the subject matters within six (6) months. Unless the court orders otherwise all transcripts concerning litigation or potential litigation shall become public immediately upon the termination of litigation or the threat of litigation. Under no circumstances may a matter concerning litigation be sealed for more than three (3) months after the conclusion of the litigation. In the case of expected litigation, all such transcripts cannot be sealed for more than one (1) year after the closed hearing if no litigation results.

2.12 Minutes. The minutes of every meeting of the board shall be promptly and fairly recorded, and shall be open to public inspection and shall include but not be limited to a record of all motions, proposals and resolutions offered, the results of any votes taken and a record of individual votes in event of roll call.

2.13 Action voided. Any meeting taken at a meeting in violation of any section of this Article shall be void and of no effect, provided that this nullification of actions taken at such meetings shall not apply to any commitment, otherwise legal, affecting the public debt of the corporation.

2.14 Vacancies. Vacancies on the board shall be filled in the manner provided by law.

2.15 Representation of Sexes. The Board shall include representation of **all** sexes.

2.16 Duties and Responsibilities of the Board

It shall be the duty of the Board of Directors to:

- A) Perform all duties imposed by Public Law 21-07, Government Code section 13985.80 et seq. or as otherwise authorized by law
- B) appoint and remove, employ and discharge, and except as otherwise provided by law, prescribe the duties and fix the compensation if any, of all officers, agents, and employees of the corporation; subject to the provisions of Article Three, infra;
- C) supervise all officers, agents and employees of the corporation to assure that their duties are performed in accordance with applicable law; and
- D) to exercise the powers of the corporation, control and manage its property and funds and conduct its affairs except as otherwise provided by applicable law.

2.17 Conflict of Interest

All members of the Board of Directors shall discharge their duties in accordance with the fiduciary standards imposed by Public Law 21-07, Government Code section 13985.86. To this end:

- A) All members of the Board shall not accept any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award or making of any contract or grant by the Board to any party.
 - B) In the event any member of the Board is in any way interested in the award of any contract or grant such member shall disclose his/her interest to the Board and shall refrain from any participation or vote on the selection or in the award or administration of a contract or grant.
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- C) Any member of the Board who is interested with respect to any matter to be considered by the Board shall absent himself or herself from the meeting during the discussion, review and vote on such matter. such conflict of interest shall be recorded in the minutes of the Board for the meeting in which the member is absent.
- D) A Board member is considered to have a conflict of interest when the Board member knows that:
- (i) the Board member, or the member's immediate family or partner has a financial interest in an award of any contract or grant;
 - (ii) any business, organization, agency (governmental, non-profit or otherwise) in which the Board member, or member's immediate family or partner has a financial interest in an award of any contract or grant;
 - (iii) any other person, business, organization, agency (governmental, non-profit or otherwise) with whom the Board member, or the member's immediate family or partner is negotiating or has an arrangement concerning prospective employment is involved in an award of any contract or grant.
- E) It shall be the duty of every Board member to be fully informed of his or her own affairs and those of the Board member' s immediate family, partner and any business, organization, agency (governmental, non-profit or otherwise) in which the Board member is officer, director, trustee, partner or employee for purposes of evaluating his or her conflict of interest with respect to any matter to be considered by the Board.
- F) Should any material be transmitted for review by an interested Board member, which presents a conflict of interest, all materials relative to the matter shall be returned to the **Chief Program Officer** of the Corporation with a written statement that the
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member is abstaining from the review of such matter because of a conflict of interest or the appearance of a possible conflict of interest.

G) Each Board member shall raise any conflict of interest on the part of any other Board member based upon any known data or information to the attention of an interested Board member.

ARTICLE THREE

OFFICERS

3.1 The officers of the corporation shall be a Chairperson, Vice- Chairperson, a Secretary, and a Treasurer. The Corporation may have such additional officers from time to time as may be determined in accordance with section 3.2 of this Article. The officers shall have the power to perform the duties and be appointed as may be determined in accordance with the by-laws. Any person may hold two (2) or more offices of the Corporation except those of Chairperson and Secretary. The Secretary or Treasurer shall be a resident of the Territory of Guam.

3.2 Subordinated Officers. The Board of Directors may appoint other officers as the business of the corporation may require, each of whom shall hold office for such period, have such authority and perform such duties as the board may from time to time determine.

3.3 Election. The officers of the corporation, except such officers as may be appointed in accordance with the provisions of section 3.2 of this Article, shall be chosen annually by the Board, and each shall hold his or her office until he or she shall resign or shall be removed or otherwise disqualified to serve, or his or her successor shall be elected or qualified. Each officer shall be a member of the Board of Directors.

3.4 Removal and Resignation.

A) Any officer may be removed, either with or without cause, by a majority of the directors at the time in office at any regular or special meeting of the Board.

B) Any officer may resign at any time by giving written notice to the Board of Directors or to the President or to the Secretary of the corporation. Any such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein; and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

3.5 Vacancies. Any vacancy in any office for any reason or cause shall be filled in the manner prescribed in the manner prescribed in this Article Three for regular appointments to such office.

3.6 Chairperson of the Board. The Chairperson of the Board, if there shall be such an officer, shall, if present, preside at all meetings of the Board and exercise and perform other powers and duties as may be from time to time assigned to him/her by the Board. The Chairperson shall, subject to the control of the Board of Directors, supervise the affairs of the corporation. The Chairperson shall appoint the members of all standing committees and perform all duties incident to the office and such other duties as may be required by law, by the Articles, or by these by-laws, or which may be prescribed from time to time by the Board of Directors. He/she shall preside at all meetings of the members and of the Board. Except as otherwise expressly provided by law, by the Articles, or by these by-laws, the chairperson shall, in the name of the corporation, execute such deeds mortgages, bonds, contracts, checks, certificates, or other instruments which may from time to time be authorized by the Board.

3.7 Vice-Chairperson. In the absence of the Chairperson, or in the event the Chairperson is unable or refuses to act, the Vice Chairperson shall perform all the duties of the Chairperson, and when so acting shall have all the powers, and be subject to all the restrictions on the Chairperson. The Vice-Chairperson shall have such other powers and perform such other duties as may be prescribed by law, by the Articles, or by these by-laws, or as may be prescribed by the Board of Directors.

3.8 Secretary. The secretary shall:

A) Certify By-Laws. Certify and keep at the principal office of the corporation the original, or a copy, of these by-laws as amended or otherwise altered to date.

B) Keep Minutes of Meetings. Keep at the principal office of the corporation or at each other place as the Board of Directors may order, a book of minutes of all meetings of the directors recording therein the time and place of holding, whether regular or special, and, if special, how authorized, the notice thereof given, the name of those present at the meetings of directors and the proceedings thereof.

C) Give Notice. See that all notices are duly given in accordance with the provisions of these by-laws or as required by law.

D) Be custodian of records and seal. Be Custodian of the records and of the seal of the Corporation and see that the seal is affixed to all duly executed documents, the execution of which on behalf of the corporation under its seal is authorized by law or by these by-laws.

E) Keep membership book. Keep at the principal office of the Corporation a book of directors containing the name and address of each director, and, in any case where directorship

has been terminated, the secretary shall record such facts in the book together with the date on which the directorship ceased.

F) Exhibit records to directors. Exhibit at all reasonable times to any director of the Corporation, or to the person's agent or attorney, on request therefore, the by-laws, the book of directors and the minutes of the proceedings of the directors of the corporation.

G) Exhibit records to the public. Exhibit at all reasonable times to any member of the general public any and all records subject to the provisions of 5 Guam Code Annotated, Chapter 8, the "Open Government Law", 5 Guam code Annotated, Chapter 10, the "Sunshine Act of 1987", or any other applicable law of the Territory of Guam.

H) Perform other duties. In general, perform all duties incident to the office of the secretary and such other duties as may be required by law, by the Articles, or by these by-laws, or which may be assigned to the secretary from time to time by the Board of Directors.

3.9 Treasurer. Subject to the provisions of Article 2, Section 2.17 and Article 6, Section 6.2, the treasurer shall:

A. Have custody of and deposit funds. Have charge and custody of and be responsible, for all funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such banks, trust companies, or other depositories as shall be selected by the Board of Directors.

B. Receive funds. Receive and give receipt for monies due and payable to the Corporation from any source whatever.

C. Disburse Funds. Disburse or cause to be disbursed the funds of the Corporation may be directed by the Board of Directors taking proper vouchers for such disbursements.

D. Maintain accounts. Cause to be kept and maintained adequate accounts of the Corporation's properties and business transactions, including accounts of its assets, liabilities, receipts, disbursements, gains and losses.

E. Exhibit records to directors. Exhibit at all reasonable times the books of account and financial records to any director, or to his agent or attorney on request, therefore.

F. Exhibit records to members of the general public. Exhibit at all reasonable times the books of account and financial records as may by any applicable law of the Territory of Guam be subject to inspection by any member of the general public.

G. Render Reports. Render to the chairperson and directors, or cause to be rendered, whenever requested to do so, an account of any or all of the treasurer's transactions, as treasurer and of the financial condition of the corporation.

H. Prepare annual audit report. Prepare or cause to be prepared an annual audit report which is to be submitted to the Governor of Guam and to the Guam Legislature within sixty (60) days after the end of each fiscal year, pursuant to Public Law 21-07, Government Code section 13985.86, or as otherwise provided by law.

I. Perform other duties. In general, perform all duties incident to the office of treasurer and such other duties as may be required by law, by the Articles, or by these by-laws, or which may be assigned from time to time by the Board of Directors.

3.10 Chief Program Officer. The Chief Program Officer shall be the Chief Program Officer of the corporation and agent of the Board of Directors. The Chief Program Officer shall exercise a general superintendence over all the affairs of the corporation and bring such matters to the attention of the Board of Directors as are appropriate to keep the board fully informed so as to meet its policy-making and fiduciary responsibilities. The Chief Program Officer shall have the power, on behalf of the directors, to perform all necessary acts and execute all documents required to make effective the actions of the Board of Directors. The Chief Program Officer shall be an ex officio member of all committees of the Board of Directors without power to vote. Within the policies established by the Board of Directors, the Chief Program Officer shall provide administrative leadership, employ and discharge personnel, prepare the Corporation's annual budget, and be responsible for the day-to-day operation of the corporation. The Chief Program Officer shall work in close cooperation with the Board of Directors and shall guide it in the preparation of the agenda of its meetings and in the long-range planning and development of the Corporation.

ARTICLE FOUR

INDEMINIFICATION

4.1 Indemnification of Directors and Officers. Each director and officer, whether or not then in office (and his or her heirs, executors and administrators), shall be and hereby is indemnified by the corporation against all costs and expenses (including but not limited to counsel fees) reasonably incurred by or imposed upon him or her in connection with or resulting from any action, suit or proceeding to which he or she may be made a party by reason of his or her being

or having been a director or officer of the corporation, including costs, expenses paid in connection with the settlement or compromise of any such action, suit or proceeding; provided, however that nothing herein contained shall protect or be deemed to protect any such director or officer against any liability to the corporation to which he or she would otherwise be subject by reason of willful misfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his or her office.

4.2 Good Faith Actions. If in a criminal action, suit or proceeding, in which a director or officer is a defendant, a conviction or adverse judgment (whether based on a plea of guilty or nolo contendere, or its equivalent, or after trial) is entered, no such plea, conviction or judgment shall be deemed evidence or adjudication that the acts of such director or officer upon such action, suit or proceeding was predicated in whole or in part were occasioned by willful misfeasance, bad faith, gross negligence, or reckless disregard of the duties involved in the conduct of his or her office if such director or officer acted in good faith in what he or she considered to be in the best interests of the corporation and with no reasonable cause to believe that the acts upon which action, suit or proceeding was based were illegal. The foregoing right of indemnification shall not be exclusive of other rights to which any director or officer may be entitled pursuant to any law of the Territory of Guam.

4.3 Applicability to Chief Program Officer. The provisions of this Article Four are expressly applicable to acts performed by the Chief Program Officer of the Corporation in the conduct of his or her office.

ARTICLE FIVE

EXECUTION OF INSTRUMENTS, DEPOSITS AND FUNDS

5.1 Execution of Instruments. The Board of Directors except as otherwise provided in these by-laws, may by resolution authorize any officer or agent of the corporation to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances. Unless so authorized, no officer, agent, or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable pecuniarily for any purpose or in any amount.

5.2 Signing of Checks and Notes. Except as otherwise specifically determined by resolution of the Board of Directors as provided in section 5.1 of this Article, supra, or as otherwise required by law, checks, drafts, promissory notes, order for the payment of money, and other evidences of indebtedness of the corporation shall be signed or endorsed by such person or persons and in such manner as shall be determined from time to time by resolution of the Board.

5.3 Bank Accounts and Deposits. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

5.4 Gifts. The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the corporation.

5.5 Endorsement without countersignature. Endorsements for deposit to the credit of the corporation in any of its duly authorized depositories may be made without countersignature by

any director, officer or agent of the corporation, to whom the Board, by resolution shall have delegated such power, by hand-stamped impression in the name of the corporation.

ARTICLE SIX

INVESTMENTS

6.1 The corporation shall have the right to retain all or any part of any securities or property acquired by it in whatever manner, and to invest and reinvest funds held by it, according to the judgment of the Board of Directors; provided, however, that no action shall be taken by or on behalf of the corporation if such action is a prohibited transaction under sections 4941 through 4945 of the Internal Revenue Code, or corresponding provisions of any subsequent federal or territorial tax laws.

6.2 The Board of Directors, pursuant to Public Law 21-07, section 13985. 86 of the Government Code of Guam, or as otherwise provided by law, shall have a fiduciary duty towards the funds of the corporation. In carrying out its fiduciary duties the Board of Directors shall have the power to hire or contract for the management and investment of the corporation's funds, assets and property.

ARTICLE SEVEN

SEAL

7.01 The Board may adopt, use and at will, alter, a corporate seal, but failure to affix a seal does not affect the validity of any instrument.

ARTICLE EIGHT
AMENDMENTS TO BY-LAWS

8.01 As a non-profit public corporation pursuant to Public Law 21-07, Government Code section 13985.80, et seq. the conduct of the business of the corporation is governed by applicable law. These By-Laws may, therefore, be amended by changes or amendments to applicable law governing the corporation.

8.02 Record of Amendments. Whenever an amendment or new By-Law is adopted, by passage of applicable law, it shall be copied in the Book of By-Laws, with the original By-Laws, in the appropriate place.

IN WITNESS WHEREOF, the undersigned members, representing a majority of all the members of the Guam Preservation Trust, have subscribed their names to signify their role for the adoption of the foregoing First Amended By-Laws this __ day of __ 2026.

Michael Blas Makio

Marvin Aguilar

Nicole Calvo

Eric Forbes

Vincent Leon Guerrero

Zina Ruiz

CERTIFICATE OF ADOPTION

The undersigned are the duly appointed directors of the GUAM PRESERVATION TRUST, and the foregoing By-Laws constitute the By-Laws of the corporation, duly adopted by an affirmative vote of all members, at a meeting duly called and duly held on at Agana Heights, Guam.

Michael Blas Makio

Marvin Aguilar

Nicole Calvo

Eric Forbes

Vincent Leon Guerrero

Zina Ruiz

ITEM 5.1.a.
YTD BALANCE

GUAM PRESERVATION TRUST ACCOUNTING SUMMARY For Period Ending April 30, 2026

	PROJ #	BOARD APPROVED	YTD EXPENSE	BALANCE
ADMIN & OPERATIONS		\$ 935,268.44	\$ 435,856.23	\$ 499,412.21
BOARD FUNDED INITIATIVES				
Capital Campaign	BP17-10	\$ 20,000.00	\$ 266.25	\$ 19,733.75
Teaching with Historic Places	BP15-16	\$ 14,400.00	\$ 14,400.00	\$ -
Motion to increase 12/17/25 \$15,000		\$ 15,000.00	\$ 3,837.50	\$ 11,162.50
Board Orientation	BP20-11	\$ 800.00	\$ 500.00	\$ 300.00
Motion to increase 2/18/26		\$ 500.00	\$ 407.50	\$ 92.50
Malesso Revitalization Plan	BP23-07	\$ 65,000.00	\$ -	\$ 65,000.00
**Guam Archaeological Tech Training	BP25-03	\$ 500.00	\$ -	\$ 500.00
Outdoor Hotnu	BP25-02b	\$ 500.00	\$ -	\$ 500.00
SUB-TOTAL		\$ 116,700.00	\$ 19,411.25	\$ 97,288.75

ETHNOGRAPHY & ORAL HISTORY				
SUB-TOTAL		\$ -	\$ -	\$ -

REPAIR, REHABILITATION, RESTORATION AND RENOVATION				
FQ Sanchez Construction 8/9/2023		\$ 499,297.95	\$ -	\$ 499,297.95
Baptist Church - Fencing	HS23-01	\$ 15,000.00	\$ 7,943.80	\$ 7,056.20
Baptist Church Structural Assessment	BP24-02	\$ 26,768.00	\$ 24,980.80	\$ 1,787.20
Baptist Church - Land Survey		\$ 8,920.00	\$ -	\$ 8,920.00
George Flores House	HS26-01b	\$ 565,722.00	\$ -	\$ 565,722.00
Lujan House Structural Assessment	HS26-02	\$ 46,200.00	\$ -	\$ 46,200.00
SUB-TOTAL		\$ 1,161,907.95	\$ 32,924.60	\$ 1,128,983.35

ARCHAEOLOGY RESEARCH				
FQ Sanchez Archaeological Monitoring	HS23-02	\$ 30,000.00	\$ 34,241.73	\$ 14,871.55
Amendment 1 6/11/25 Motion		\$ 13,850.12	\$ -	
Amendment 2 6/11/25 Motion		\$ 5,263.16	\$ -	
SUB-TOTAL		\$ 49,113.28	\$ 34,241.73	\$ 14,871.55

PUBLIC INTERPRETATION AND PRESENTATION				
National History Day	GPTG24-01	\$ 30,300.00	\$ 30,258.48	\$ 41.52
Rikesan I Tasi: A Piti Sea Festival	GPTG26-04	\$ 14,837.80	\$ 14,837.80	\$ -
PBS-I Sengsong/An Educational CHamoru Children's Program	GPTG26-05	\$ 40,000.00	\$ 20,000.00	\$ 20,000.00
Maila Halom-The Tradition of the Talaya	GPTG26-06	\$ 8,700.00	\$ 6,960.00	\$ 1,740.00
SUB-TOTAL		\$ 93,837.80	\$ 72,056.28	\$ 21,781.52

ARCHIVAL RESEARCH				
Guam Rock Art Phase II	GPTG25-01	\$ 17,075.00	\$ 13,660.00	\$ 3,415.00
SUB-TOTAL		\$ 17,075.00	\$ 13,660.00	\$ 3,415.00

ARCHITECTURAL RESEARCH				
FQ Sanchez A & E	HS15-01	\$ 208,054.00	\$ 207,554.00	\$ 500.00
Amendment 1		\$ 35,608.00	\$ 35,608.00	\$ -
Amendment - Update for permitting		\$ 51,913.00	\$ 50,123.69	\$ 1,789.31
Amendment 2		\$ 189,450.00	\$ 188,950.00	\$ 500.00
Amendment 3		\$ 26,528.00	\$ -	\$ 26,528.00
Archb Flores Hse A&E (nte \$150,000.00)	HS25-02	\$ 145,818.90	\$ -	\$ 145,818.90
Lujan House A&E	HS26-02	\$ 46,200.00	\$ -	\$ 46,200.00
SUB-TOTAL		\$ 703,571.90	\$ 482,235.69	\$ 221,336.21

HISTORIC PROPERTY DOCUMENTATION & REGISTER NOMINATION				
SUBTOTAL		\$ -	\$ -	\$ -

TOTAL OBLIGATED GPT FUNDS		\$ 3,077,474.37	\$ 1,090,385.78	\$ 1,987,088.59
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CURRENT FUND BALANCES			Balance as of
<i>Bank of Guam Checking</i>	\$ 573,450.48		4/30/2026
<i>Bank of Guam Trust</i>	\$ 28,748.67		4/30/2026
<i>Merrill Lynch</i>	\$ 644,467.08		4/30/2026
<i>RBC Capital</i>	\$ 1,399,459.14		3/31/2026*
<i>Charles Schwab</i>	\$ 2,151,291.41		4/30/2026
SUB-TOTAL			\$ 4,797,416.78
BALANCE OF TOTAL OBLIGATED FUNDS			\$ (1,987,088.59)
RESTRICTED FUNDS (Awarded Grants)			\$ (1,048,922.28)
RESERVED FOR GRANTS & PROJECTS			\$ 1,761,405.91

*April Statement not received as of this

PROJECTS IN QUEUE		
<i>San Nicolas House - Construction</i>	\$ 920,000.00	
<i>Rosario House - Construction</i>	\$ 1,265,000.00	
<i>Agana Basilica Bell Tower</i>	\$ 150,000.00	
<i>Inalahan Baptist Church</i>	\$ 2,000,000.00	
<i>FQ Sanchez</i>	\$ 3,500,000.00	
TOTAL	\$ 7,835,000.00	

GRANTS AWARDED - Restricted Funds

Take Care Heritage/Health Comm	BP19-04	\$ 3,000.00	\$ 2,877.16	\$ 122.84
Atantano Heritage Preserve - DOI	BP21-05	\$ 200,000.00	\$ 167,301.65	\$ 32,698.35
Plant Inventory \$49,999				
Cultural Resource Inventory \$115,766				
Conceptual Design \$32,698.38				
Project Completed-Unused Balance		\$ (32,698.35)		\$ (32,698.35)
GEDA - Refurbishment of 8 Cannons	BP25-05a	\$ 25,000.00	\$ 22,094.52	\$ 2,905.48
Repurposed to Historic Revitalization				
Festival & Plaza Cleanup/Summit				
Dept. of Navy - Hila'an Survey/Appraisal	BP22-03	\$ 150,000.00	\$ 17,350.99	\$ 17,150.01
Micronesian Appraisal \$15,500.00				
DCA - Survey \$124,499.00			\$ 115,499.00	
Modification #3 - 2nd Appraisal		\$ 200,000.00		\$ 200,000.00
FQ Sanchez PL36-82 funding	HS23-04	\$ 3,500,000.00	\$ 2,727,912.50	\$ 770,667.38
Change Order 1		\$ (1,420.12)		
Attorney General - Education/ Cooperation/Advocacy Programs	BP23-01	\$ 200,000.00		\$ 11,351.62
Onra Summit \$41,800.00			\$ 37,292.96	
Historic Revitalization Fest \$8000.00	BP25-05b		\$ 500.00	
Transmitting Anecdotes Legends Experiences & Stories - \$5500.00	BP25-01b		\$ 3,456.42	
Tax Credit Workshop \$5400.00			\$ 14,325.00	\$ 1,075.00
Motion to increase 12/17/25 \$10,000				
SHOP \$25,000.00			\$ 8,244.43	\$ 16,755.57
Hasso Yan Onra: Sumay \$50,750.00			\$ 40,600.00	\$ 10,150.00
Gef Pago Rehabilitation \$36,249.00	GPTG26-01		\$ 36,249.00	\$ -
Remembering the Forgotten \$20,000	GPTG26-02		\$ 5,000.00	\$ 15,000.00
Transmitting Anecdotes Legends Experiences & Stories (CAHA)	BP25-01	\$10,000.00	\$ 9,683.77	\$ 316.23
Unused Balance		\$ (316.23)		\$ (316.23)
Outdoor Oven/Hotnu revitalizatn	BP25-02	\$ 6,000.00	\$ 6,000.00	\$ -
Workshop -HPEF Grant				
Capitol Kitchen, FHB, Bankpacific		\$ 2,000.00	\$ 1,271.22	\$ 728.78
2nd Annual Archaeo Tech Seminar -IARII	BP25-03	\$ 2,500.00	\$ 2,480.40	\$ 19.60
Historic Pres Tax Credit Wkshp -NTHP	BP25-04	\$ 5,000.00	\$ 4,504.00	\$ 496.00
GVB-Historic Revitalization Festival	BP25-05c	\$ 10,000.00	\$ 10,000.00	\$ -
Archaeology Day - IARII	BP26-03	\$ 2,500.00	\$ -	\$ 2,500.00
SUB-TOTAL		\$ 4,281,565.30	\$ 3,232,643.02	\$ 1,048,922.28

Grants Awarded - Restricted *DOI Funds Released as Reimbursables		APPROPRIATED	EXPENDED	BALANCE
Historic Lujan House Repairs- DOI	HS24-01	\$ 250,000.00	\$ -	\$ 250,000.00
Rehabilitation of the George Flores Hse DOI - National Park Service	HS26-01a	\$ 1,927,850.00	\$ -	\$ 1,927,850.00
TOTAL		\$ 2,177,850.00		\$ 2,177,850.00

ITEM 5.1.b.
TRAVEL & REIMBURSEMENT
POLICY



GUAM
INANGOKKON
PRESERVATION
INADAH! GUAHAN
TRUST

**TRAVEL &
OTHER REIMBURSEMENT
POLICY**

GUAM PRESERVATION TRUST

Travel and Other Expense Reimbursement Policy

(Adopted December 12, 2008)

(Adopted April _____, 2026)

1. Purpose

The Board of Directors of the Guam Preservation Trust (GPT) recognizes that board members and employees of the Guam Preservation Trust may be required to *travel* or incur other expenses from time to time to conduct GPT business and to further the mission of the Guam Preservation Trust. The purpose of this policy is to ensure that (a) adequate cost controls are in place, (b) *travel* and other expenditures are appropriate, and (c) to provide a uniform and consistent approach for the timely reimbursement of authorized expenses incurred. It is the policy of the Guam Preservation Trust to reimburse only reasonable and necessary expenses actually incurred by GPT Board members & staff. When incurring expenses, the Guam Preservation Trust expects board members and staff to:

- Exercise discretion and good business judgment with respect to those expenses;
- Be cost conscious and spend the Guam preservation Trust's money as carefully and judiciously as the individual would spend his or her own funds; and
- Report expenses, supported by required documentation, as they were actually spent.

2. Expense Report

Expense will not be reimbursed unless the individual requesting reimbursement submits a written Expense Report. The Expense Report, which shall be submitted at least **within 5 business days** of the completion of *travel* if travel expense reimbursement is requested, must include:

- The individual's name;
- If reimbursement for travel is requested, the date, origin, destination and purpose of the trip, including a description of each GPT-related activity during the trip;
- The name and affiliation of all people for whom expenses are claimed (i.e., people on whom money is spent in order to conduct GPT's business); and
- An itemized list of all expenses for which reimbursement is requested **with receipts**.

3. Receipts

Receipts are required for all expenditures billed directly to the Guam Preservation Trust, such as airfare and/or hotel charges. No expense will be reimbursed to board members or staff unless the individual requesting reimbursement submits with the Expense Report written from each vendor (not a credit card receipt or statement) showing the vendor's name, a description of the services/products provided, the date, and the total expenses.

4. General Travel Requirements

All trips involving air travel by staff must be approved in advance by the Chief Program Officer; and all travel by the Chief Program Officer and board members must be approved by the Board of Directors.

A. Necessity of Travel

In determining the reasonableness and necessity of travel expenses, board members and staff shall consider the ways in which the Guam Preservation Trust will benefit from the travel and weigh those benefits against the anticipated costs of the travel. The same considerations shall be taken into account in deciding whether a particular individual's presence on a trip is necessary. In determining whether the benefits to the Guam Preservation Trust outweigh the costs, less expensive alternatives, such as participation by telephone or video conferencing, or the availability of local programs or training opportunities, shall be considered.

B. Personal and Spousal Travel Expenses

Individuals traveling on behalf of the Guam Preservation Trust may incorporate personal travel, however, individuals shall not arrange Trust travel at a time that is less advantageous to the Guam Preservation Trust or involving greater expense to the Guam Preservation Trust in order to accommodate personal travel plans. Any additional expenses incurred as a result of personal travel, including but not limited to extra hotel nights, additional stopovers, meals, or transportation, are the sole responsibility of the individual and will not be reimbursed by the Guam Preservation Trust. Expenses associated with travel of an individual's spouse, family, or friends will not be reimbursed by the Guam Preservation Trust.

C. Eligible conferences, training, meetings and events.

Travel may only be undertaken for conferences, training, Tours, Meetings or events where the Guam Preservation Trust has been invited and where the traveling employee(s) or board member(s) shall represent GPT. The training, conferences, meetings or events shall meet a reasonable standard to provide training, coordination or other benefits to the Guam Preservation Trust in its mandate for cultural advocacy and historic preservation. Travel, where the employee or Board Members is not specifically representing Guam Preservation Trust may only be undertaken by approval of the Board and where such travel, training or presence at an event provides benefit to the Historic Preservation and Cultural Advocacy of Guam and our region.

D. Travel Expenses Covered by the Event Host:

Where travel expenses for an event are provided by the event host (an entity other than GPT)- the GPT representative (employee or board member) shall coordinate such travel costs directly with the event organizers. GPT shall not advance Trust funds for travel expenses to the employee to be repaid or reimbursed to the Trust at a later time. GPT may make direct coordination with the event

organizer for the travel cost such that payment or reimbursement for such travel shall be provided directly to GPT

E. Travel to affiliated events and between two or more events in the same timeframe.

Where the timeframe for two approved events are closely scheduled - GPT board may allow for a single outbound and inbound cost in comparison to having two(2) or more back-back trips. Travel, per diem and hotel expenses shall be studied determine if a costs to stay abroad (in between two events) are more economical vs engaging in two separate trips. - where the cost of return travel and new outbound travel results in a higher travel cost.

The Board may allow coverage of "downtime" expenses between the two or more events by GPT after analysis of inbound and outbound flight costs vs extended per diem

Where staff or board members are "on away" for other purposes (non-GPT purposes) The cost of travel for an approved event or training may be allowed. Covered cost shall only occur between the "on away" location and the event. Travel expenses from Guam to the "on away" location shall not be covered by GPT.

5. Air Travel

A. General

Air Travel reservations should be made as far in advance as possible in order to take advantage of reduced airfares. The Guam Preservation Trust will reimburse or pay the cost of the lowest **refundable airfare** actually available for direct, non-stop flights to the airport nearest the destination.

B. Frequent Flyer Miles and Compensation for Denied Boarding

Board members and staff traveling on behalf of the Guam Preservation Trust may accept and retain frequent flyer miles and compensation for denied boarding for their personal use. Individuals may not deliberately patronize a single airline to accumulate frequent flyer miles if less expensive comparable tickets are available on another airline.

6. Travel Per Diem

Travel Per Diem is provided for off-island/over-night travel for the purpose of meals, ground transportation, and hotel. The Per Diem Rates shall adhere to the Government of Guam's and the Federal Government's updated and posted per diem rates. The calculation for travel per diem shall be as follows:

$$\text{Per Diem Based-Rate (by city)} \times \text{Total Nights of Travel} = \text{Total Travel Per Diem}$$

Note: Travel Per Diem shall be issued to the traveler at least three (3) working days prior to travel date.

Need to discuss the issuance of the per diem - often better hotel and travel related prices are provided for earlier reservations.

7. Other Expenses

Reasonable GPT-related telephone and fax charges are reimbursable, sim cards for phone use, **registration and/or affiliated conference fees**. In addition, reasonable and necessary secretarial work and/or postal charges incurred are reimbursable for the purpose of work on behalf of the Guam Preservation Trust.

8. Non-Reimbursable Expenditures

The Guam Preservation Trust maintains a strict policy that expenses in any category that could be perceived as lavish or excessive will not be reimbursed, as such expenses are inappropriate for reimbursement. Expenses that are not reimbursable include, but are not limited to:

- [REDACTED] Should discuss this – often travel insurance is inexpensive and prudent
- Movies, liquor or bar cost
- **Limo/Uber, etc.**
- Membership dues at any country club, private club, athletic club, golf club, tennis club, or similar recreational organization.
- Purchase of golf clubs or other recreational equipment.
- Spa or exercise charges.
- **Clothing purchase.**
- Business conference not approved by the appropriate authority.
- Valet service
- Carwash
- Toiletry articles

9. Trip Report

Each Individuals traveling on behalf of the Guam Preservation Trust must submit a Trip Report **together with the expense report**, describing their goal(s) and objective(s) and accomplishments of their travel. Failure to submit a trip report may result in suspension of future travels on behalf of the Guam Preservation Trust. The trip report should include specific

benefits from the event including but not limited to, technical, policy and software improvements. Draft bills and legislation, Historic Preservation educational products, programs and training, literature and resources for Archeology, Culture, Planning, History Architecture and related heritage advocacy programs..... more....

ITEM 5.2.a.

FQ SANCHEZ – CHANGE ORDER #3

Change Order

PROJECT: *(Name and address)*
 Repair of the F.Q. Sanchez School Facility
 Humatak Guam

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: October 18, 2023

CHANGE ORDER INFORMATION:
 Change Order Number: 003
 Date: April 08, 2026

OWNER: *(Name and address)*
 Guam Preservation Trust
 Historic Lujan House
 157 Padre Palomo Street, Hagatna, GU
 96910

ARCHITECT: *(Name and address)*
 GHD Inc.
 316 Hernan Cortez Avenue, Suite 300
 Hagatna, GU 96910

CONTRACTOR: *(Name and address)*
 BME & Sons, Inc.
 PO Box 24402 GMF
 Barrigada, GM 96921

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The contract is revised to include replacement of the damaged sewer and water main lines around the facility. Existing lines are heavily corroded and failing. New piping to be provided and installed.


The original Contract Sum was	\$	3,999,297.95
The net change by previously authorized Change Orders	\$	-1,420.12
The Contract Sum prior to this Change Order was	\$	3,997,877.83
The Contract Sum will be increased by this Change Order in the amount of	\$	159,052.00
The new Contract Sum including this Change Order will be	\$	4,156,929.83

The Contract Time will be unchanged by zero (0) days.
 The new date of Substantial Completion will be September 28, 2026.

NOTE:

This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

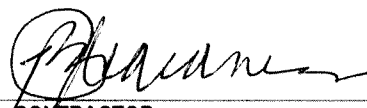
NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT *(Signature)*
 BY: Brent L. Wiese, AIA NCARB
 LEED AP BD-C, Team
 Leader Principal Architect

*(Printed name, title, and license
 number if required)*
 4-8-26

 Date



CONTRACTOR *(Signature)*
 BY: Bernadette P. Maranan, President

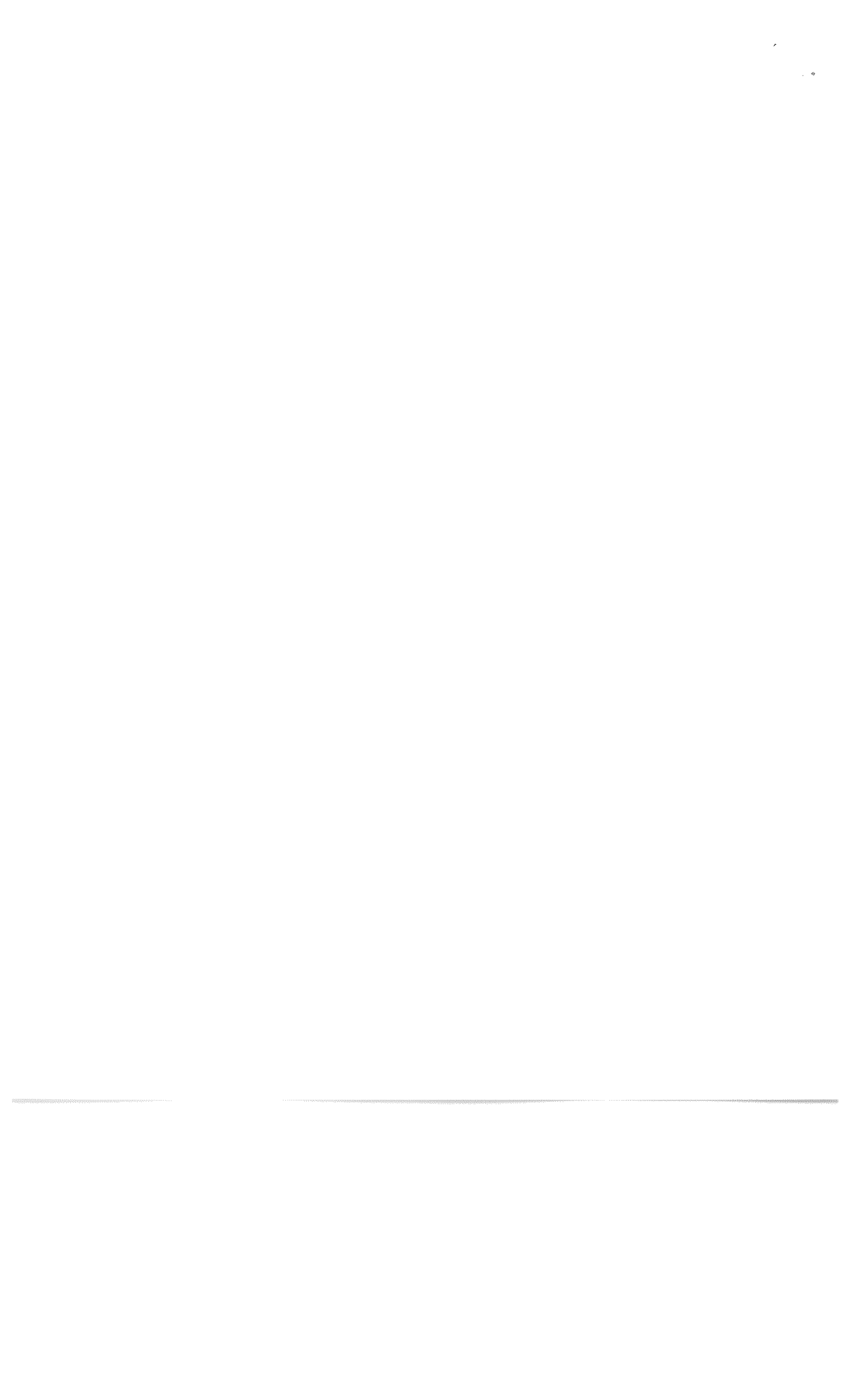
(Printed name and title)
 4-9-26

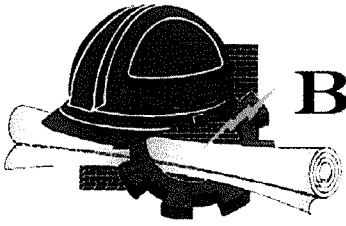
 Date

OWNER *(Signature)*
 BY: Joseph E. Quinata, Chief
 Program Officer

(Printed name and title)

 Date





BME & SON'S INC.

GENERAL CONTRACTOR & EQUIPMENT RENTAL

March 11, 2026

Attention : **JOSEPH PANGELINAN**
Project Manager
GHD Design

Subject : **COST PROPOSAL FOR SANITARY SEWER AND COLD WATER LINES REPLACEMENT**

Dear ~~Mr.~~ **MS. PANGELINAN**,

We are pleased to submit our cost proposal to perform the work as per the above subject and indicated in the attached mark-up plans. This proposal includes labor, materials, and equipment. Please see below the cost summary for your reference.

Sewer Line	:	\$ 73,565.00
Cold Water Line	:	\$ 85,487.00
Total	:	\$ 159,052.00

Scope of Works :


1. Replacement of existing sanitary sewer line as per attached mark-up plan (*see Enclosure 01*).
2. Replacement of existing cold water line as per attached mark-up plan (*see Enclosure 02*).

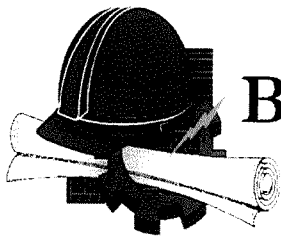
Notes:

- a. Performance Bond & GRT are included.
- b. Price proposal is valid for 30-days from the date of this letter.
- c. Work performance during standard working hours, M-F, 0700-1600.
- d. Any work not associated with replacement of the existing sewer and cold water lines is excluded.
- e. Archaeological monitoring by others.
- f. Cold water line piping for underground installations is assumed to be PVC Sch. 40.
- g. Sewer line piping for underground installations is assumed to be ABS DWV Pipe.

Thank you and we appreciate for considering BME & Sons, Inc. to be part of this work. Please feel free to contact us should you have any questions or concerns regarding the above proposal.

Very truly yours,


REYNALDO GALANG
Project Manager
BME & Sons, Inc.



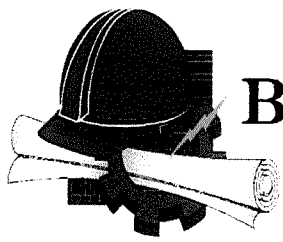
BME & SONS INC.
GENERAL CONTRACTOR & EQUIPMENT RENTAL

ENCLOSURE 01

Replacement of Existing Sanitary Sewer Line

P.O. Box 24402, Barrigada, Guam 96921
Tel.: (671) 632-3338 * (671) 637-5498
Fax: (671) 632-3334
bvm@bmesons.com

SUBJECT		CONSTRUCTION CONTRACT NO		IDENTIFICATION NO					
SANITARY SEWER AND COLD WATER LINES REPLACEMENT									
PROJECT TITLE		ESTIMATED BY		CATEGORY NO					
FQ SANCHEZ SCHOOL FACILITY RENOVATIONS		BME & SONS, INC							
		STATUS OF DESIGN		JOB ORDER NO					
Item No	ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR & EQUIPMENT COST		TOTAL COST	
		QTY	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL
SEWER LINE									
ABS Pipe, DWV									
1	6" Ø	100.00	LF	31.14	\$ 3,113.76	4.13	\$ 412.50	35.26	\$ 3,526.26
2	4" Ø	160.00	LF	5.87	\$ 938.88	3.00	\$ 480.00	8.87	\$ 1,418.88
ABS Fittings, DWV									
90°-Elbow									
3	6" Ø	1.00	EA	97.38	\$ 97.38	22.34	\$ 22.34	119.72	\$ 119.72
45°-Elbow									
4	6" Ø	7.00	EA	97.38	\$ 681.63	22.34	\$ 156.41	119.72	\$ 838.03
5	4" Ø	18.00	EA	15.60	\$ 280.80	17.19	\$ 309.38	32.79	\$ 590.18
Wye									
6	6" Ø	1.00	EA	194.75	\$ 194.75	30.94	\$ 30.94	225.69	\$ 225.69
7	4" Ø	7.00	EA	33.60	\$ 235.20	24.06	\$ 168.44	57.66	\$ 403.64
Reducing Wye									
8	6"x4" Ø	2.00	EA	194.75	\$ 389.50	30.94	\$ 61.88	225.69	\$ 451.38
Hubless Coupling									
9	4" Ø	2.00	EA	50.00	\$ 100.00	22.34	\$ 44.69	72.34	\$ 144.69
Cap									
10	6" Ø	1.00	EA	82.50	\$ 82.50	11.34	\$ 11.34	93.84	\$ 93.84
11	4" Ø	3.00	EA	28.80	\$ 86.40	8.59	\$ 25.78	37.39	\$ 112.18
Waterstop									
12	6" Ø Rubber Ring Water Stop @ Manhole	1.00	EA	100.00	\$ 100.00	50.00	\$ 50.00	150.00	\$ 150.00
Cleanout to Grade (COTG)									
13	8" X 4" Locking Ring & Sewer Cover	4.00	EA	260.33	\$ 1,041.33	116.88	\$ 467.50	377.21	\$ 1,508.83
14	Cherne 270245 Mechanical Pipe Plug, 4" pipe	3.00	EA	18.53	\$ 55.60	22.00	\$ 66.00	40.53	\$ 121.60
15	Cherne 270245 Mechanical Pipe Plug, 6" pipe	1.00	EA	50.31	\$ 50.31	30.94	\$ 30.94	81.25	\$ 81.25
Civil Works									
16	Excavation Works	320.00	Mn-Hrs	-	\$ -	24.00	\$ 7,680.00	24.00	\$ 7,680.00
17	Concrete Demolition	205.33	Mn-Hrs	-	\$ -	24.00	\$ 4,928.00	24.00	\$ 4,928.00
18	Disposal	20.00	CY	100.00	\$ 2,000.00	85.20	\$ 1,704.00	185.20	\$ 3,704.00
Restoration Works									
19	Backfilling & Compaction	81.12	TONS	48.75	\$ 3,954.60	30.00	\$ 2,433.60	78.75	\$ 6,388.20
20	Concreting Works	6.00	CY	370.50	\$ 2,223.00	250.00	\$ 1,500.00	620.50	\$ 3,723.00
21	Reinforcement	1.00	LOT	750.00	\$ 750.00	1,056.00	\$ 1,056.00	1,806.00	\$ 1,806.00
22	Formworks	1.00	lot	500.00	\$ 500.00	500.00	\$ 500.00	1,000.00	\$ 1,000.00
23	PE sheet	260.00	SF	1.20	\$ 312.00	0.50	\$ 130.00	1.70	\$ 442.00
24	Asphalt Pavement	27.00	SY	65.04	\$ 1,756.08	29.63	\$ 800.00	94.67	\$ 2,556.08
25	Base Course	24.34	TONS	48.75	\$ 1,186.38	30.00	\$ 730.08	78.75	\$ 1,916.46
26	Miscellaneous & Consumables	1.00	lot	1,409.11	\$ 1,409.11	951.99	\$ 951.99	2,361.10	\$ 2,361.10
SUB-TOTAL COST					\$ 21,539.20	\$ 24,751.80	\$ 46,291.00		
General and Administrative Cost:									
Insurance & Fringe Benefits									
Site Supervision									
Shop Drawing (signed by PE)									
Builders Risk									
Contingency									
SUB-TOTAL									\$ 56,375.16
Overhead									
SUB-TOTAL									\$ 5,637.52
Profit									
SUB-TOTAL									\$ 62,012.68
Bond Premium									
SUB-TOTAL									\$ 2,182.85
GRT									
SUB-TOTAL									\$ 3,168.21
TOTAL FOR SEWER LINE									\$ 73,565.00



BME & SONS INC.
GENERAL CONTRACTOR & EQUIPMENT RENTAL

ENCLOSURE 02

Replacement of Existing Cold Water Line

P.O. Box 24402, Barrigada, Guam 96921
Tel.: (671) 632-3338 * (671) 637-5498
Fax: (671) 632-3334
bvm@bmesons.com

SUBJECT		CONSTRUCTION CONTRACT NO				IDENTIFICATION NO			
SANITARY SEWER AND COLD WATER LINES REPLACEMENT									
PROJECT TITLE		ESTIMATED BY				CATEGORY NO			
FQ SANCHEZ SCHOOL FACILITY RENOVATIONS		BME & SONS, INC							
		STATUS OF DESIGN				JOB ORDER NO			
Item No	ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR & EQUIPMENT COST		TOTAL COST	
		QTY	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL
COLD WATER LINE									
CWL Pipe									
PVC Pipe Sch. 40									
1	2-1/2" Ø	340.00	LF	5.37	\$ 1,825.12	3.75	\$ 1,275.00	9.12	\$ 3,100.12
2	3/4" Ø	180.00	LF	1.25	\$ 225.72	1.88	\$ 337.50	3.13	\$ 563.22
3	1/2" Ø	20.00	LF	0.99	\$ 19.80	1.50	\$ 30.00	2.49	\$ 49.80
\$ -									
CWL Fittings									
PVC Fittings Sch. 40									
90°-Elbow, SxS									
4	2-1/2" Ø	20.00	ea	12.28	\$ 245.52	24.06	\$ 481.25	36.34	\$ 726.77
5	3/4" Ø	12.00	ea	1.09	\$ 13.07	8.25	\$ 99.00	9.34	\$ 112.07
6	1/2" Ø	10.00	ea	0.99	\$ 9.90	7.56	\$ 75.63	8.55	\$ 85.53
\$ -									
7	45°-Elbow, SxS	7.00	ea	12.06	\$ 84.39	24.06	\$ 168.44	36.12	\$ 252.83
\$ -									
Equal Tee, SxSxS									
8	2-1/2" Ø	2.00	ea	20.39	\$ 40.79	30.94	\$ 61.88	51.33	\$ 102.66
9	3/4" Ø	2.00	ea	3.30	\$ 6.60	13.75	\$ 27.50	17.05	\$ 34.10
\$ -									
Reducing Tee, SxSxS									
10	2-1/2" x 2-1/2" x 1/2" Ø	4.00	ea	15.40	\$ 61.60	30.94	\$ 123.75	46.34	\$ 185.35
11	2-1/2" x 2-1/2" x 3/4" Ø	2.00	ea	16.04	\$ 32.08	30.94	\$ 61.88	46.98	\$ 93.95
\$ -									
Coupling, SxS									
12	2-1/2" Ø	13.00	ea	11.22	\$ 145.86	24.06	\$ 312.81	35.28	\$ 458.67
13	3/4" Ø	10.00	ea	2.64	\$ 26.40	8.25	\$ 82.50	10.89	\$ 108.90
\$ -									
Coupling Reducer, SxS									
14	3/4" x 1/2" Ø	1.00	ea	5.50	\$ 5.50	8.25	\$ 8.25	13.75	\$ 13.75
\$ -									
Male Adapter, SxMPT									
15	2-1/2" Ø	2.00	ea	21.16	\$ 42.33	17.19	\$ 34.38	38.35	\$ 76.70
16	3/4" Ø	4.00	ea	2.11	\$ 8.45	6.88	\$ 27.50	8.99	\$ 35.95
17	1/2" Ø	8.00	ea	1.98	\$ 15.84	5.50	\$ 44.00	7.48	\$ 59.84
\$ -									
Gate Valve, Threade Ends									
18	2-1/2" Ø	1.00	ea	193.23	\$ 193.23	103.13	\$ 103.13	296.36	\$ 296.36
\$ -									
Transition Coupling PVC to DI/CI/Copper									
19	2-1/2" Ø	6.00	ea	250.00	\$ 1,500.00	51.56	\$ 309.38	301.56	\$ 1,809.38
\$ -									
Copper Fittings									
Female Adapter, CxFPT									
20	3/4" Ø	4.00	ea	13.09	\$ 52.36	8.66	\$ 34.65	21.75	\$ 87.01
21	1/2" Ø	8.00	ea	7.44	\$ 59.49	6.19	\$ 49.50	13.62	\$ 108.99
\$ -									
Civil Works									
22	Excavation Works	480.00	Mn-Hrs	-	\$ -	24.00	\$ 11,520.00	24.00	\$ 11,520.00
23	Concrete Demolition	293.33	Mn-Hrs	-	\$ -	24.00	\$ 7,040.00	24.00	\$ 7,040.00
24	Disposal	30.00	CY	100.00	\$ 3,000.00	56.80	\$ 1,704.00	156.80	\$ 4,704.00
\$ -									
Restoration Works									
25	Backfilling & Compaction	117.00	TONS	48.75	\$ 5,703.75	30.00	\$ 3,510.00	78.75	\$ 9,213.75
26	Concreting Works	9.00	CY	370.50	\$ 3,334.50	250.00	\$ 2,250.00	620.50	\$ 5,584.50
27	Reinforcement	1.00	LOT	750.00	\$ 750.00	1,056.00	\$ 1,056.00	1,806.00	\$ 1,806.00
28	Formworks	1.00	lot	500.00	\$ 500.00	500.00	\$ 500.00	1,000.00	\$ 1,000.00
29	PE sheet	300.00	SF	1.20	\$ 360.00	0.50	\$ 150.00	1.70	\$ 510.00
\$ -									
30	Miscellaneous & Consumables	1.00	lot	1,460.98	\$ 1,460.98	944.34	\$ 944.34	2,405.32	\$ 2,405.32
\$ -									
SUB-TOTAL COST					\$ 19,723.27		\$ 32,422.24		\$ 52,145.51
General and Administrative Cost:									
Insurance & Fringe Benefits									
\$ 3,290.86									
Site Supervision									
\$ 5,755.92									
Shop Drawing (signed by PE)									
\$ 1,500.00									
Builders Risk									
\$ 473.36									
Contingency									
\$ 2,346.55									
SUB-TOTAL									\$ 65,512.19
Overhead									
\$ 6,551.22									
SUB-TOTAL									\$ 72,063.41
Profit									
\$ 7,206.34									
SUB-TOTAL									\$ 79,269.75
Bond Premium									
\$ 2,536.63									
SUB-TOTAL									\$ 81,806.38
GRT									
\$ 3,680.62									
TOTAL FOR COLD WATER LINE									\$ 85,487.00

ITEM 5.2.

**ARCHITECTURE COMMITTEE
REPORT**

ITEM 5.3.

GRANTS COMMITTEE REPORT

ITEM 5.4.

**CHAMORU & HISTORY COMMITTEE
REPORT**

ITEM 5.5.

ARCHAEOLOGY COMMITTEE REPORT

GUAM PRESERVATION TRUST

Projects & Program Summary

For Period Ending: April 30, 2026

ARCHITECTURE COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
George Flores House, Inaláhan A/E Design Phase (AT)	GPT Board Initiative	10/14/2020/ Completion Date: 10/14/2021	\$93,935.70 \$18,027.65	<ul style="list-style-type: none"> ● Board approved A/E Design Fee Proposal from Provido Tan Jones Architects. ● Board motion 2/9/2022 to approve addendum to contract for HSR fee of \$18,027.65 ● Addendum routed for signatures ● 100% Submittal received- for review ● Change order to raise flooring to meet minimum about street level. ● Plans are currently being reviewed by building permitting agencies. ● 90% completion payment was released on 1/24. ● Awaiting finalization of HSR and drawings to close out. Meeting scheduled for April 3 with PTJA. ● Final HSR and plans received. ● Project closed
FQ Sanchez A&E (JQ/AT)	GPT Board Initiative	12/18/14 Amend 1 6/4/15 Amend 2 5/12/21	\$208,054.00 \$35,608.00 \$51,913	<ul style="list-style-type: none"> ● Contract awarded 12/18/14 ● Amendment 6/4/15 ● Balance \$500 remaining ● Amendment to include FF&E, update plans, cost estimates, and license stamp.

		6/22/22	\$189,450.00	<ul style="list-style-type: none"> ● Recent Legislative action and approved by Governor Lou Leon Guerrero 172-36 into law on March 11, 2022, approving \$3.5 million for construction ● June 22, 2022, Board approved RIM Architects' proposal for Construction Administration and amendment to current contract. ● Archaeology monitoring was awarded to Kleinfelder. ● Bid process completed with BME & Sons, Inc the sole bidder. ● Groundbreaking was held on March 4. ● NTP June 3 with receipt of Building Permit #B23000746. ● Bill 341-37 introduced in August to appropriate additional \$3.5 million to complete project. ● Board approved Kleinfelder Amendments 1 & 2 regarding Archaeological monitoring/services for the FQ Sanchez contract. ● Change Order #001 (no-cost) to re-program Water Proofing Building and Plumbing in Restroom. ● GPT requesting meeting with Speaker and Legislature for update of funding request.
		4/3/23	\$ 30,000.00	
		6/15/25 Kleinfelder Amendment 1	\$13,850.12 added to HS-23-02	
		Kleinfelder Amendment 2	Add 10 days Archaeological Monitoring to HS-23-02, \$5263.16	

				<p>Meeting scheduled for November 13.</p> <ul style="list-style-type: none"> ● GPT CPO and SPO met with Speaker and Oversight Chair regarding funding opportunities. Legislature to try and work on finding a solution by next session in 2026. ● RIM/GHD novation letter sent. ● Archaeological Monitoring requested for Jan 27-29 for plumbing works. ● Change Order #2 drafted to increase contract time and pivot door status ● Change Order discussed at March BOD Meeting only to extend contract time. Signed by all parties March 23. ● Change Order #3 being drafted by GHD/BME. ● Project ongoing
Stabilization of the Inaláhan Baptist Church (TC)	GPT Board Initiative	4/20/23	\$15,000.00	<ul style="list-style-type: none"> ● Board approved for fencing around structure ● RFP process completed with Dueñas, Camacho & Associates the sole submission ● Board approved DCA's proposal for Structural Assessment on 12/13/23 ● Fencing: obtaining quotes. ● Awaiting MOA between Governor's Office and Inaláhan Mayor to proceed.
		12/13/23	\$26,768.00	

				<ul style="list-style-type: none"> ● GPT reviewed Governors Office draft MOA (9/19). Governor's office (POC Roy Quinata) to finalize MOA with Inalâhan Mayor. ● Governor's Office finalized their MOA. Scheduling signatories to sign on Nov. 6. ● MOA signed; fencing to commence, SA by DCA to commence. ● Fencing completed. ● 30% Submittal with topographical map completed and received 1/5/2026. ● Mayor requested to clear vegetation for them to complete as-built drawings. ● Mayor cleared vegetation for As-built Drawings to commence at project site ● GPT to submit notice of change to contract term to extend contract an additional 120 days ● 60% submittal received 3/20; approved invoice for this work. ● Project ongoing towards the 90% submittal.
Restoration of Archbishop Flores House-Hagåtña (AT)	GPT Board Initiative	6/11/25	\$145,818.90	<ul style="list-style-type: none"> ● PTJA was awarded in June GPT Board Meeting. Contract documents prepared and signed afterwards. ● PTJA drafting preliminary basis of design for review.

				<p>Set to discuss October 6, 2025.</p> <ul style="list-style-type: none"> ● PTJA provided property map from GPT and looking into designing for ADA compliance. ● PTJA provided schematic design packet and Basis of Design. Scheduling to meet with SHPO when Jack Jones also is on island. ● PTJA and GPT met with SHPO on 11/24 ● GPT to go for RFP for deconstruction as directed by board in December board meeting. ● GPT met with architect to discuss scope of work for deconstruction and asbestos testing. ● Asbestos testing conducted by IHP on 3/17; notified 3/24 of results. Results submitted to PTJA as part of deconstruction bid documents. ● Demo package received by PTJA for review before being released for RFP/IFB for demo. ● Project on schedule.
Repair Jose P Lujan House	GPT Board Initiative/DOI OIA MAP Grant	8/5/24	\$250,000	<ul style="list-style-type: none"> ● GPT conducted RFQ for repairs from qualified AE firms. ● Item to be discussed in December 2025 Board

				<p>Meeting; Item tabled to next meeting in 2026</p> <ul style="list-style-type: none"> ● Contract with Setiadi approved for AE and signed. Notice to Proceed given 2/26 ● Site visit done 3/3 with Setiadi team at Lujan House ● Project Ongoing
<p>Rehabilitation of George Flores House</p>	<p>GPT Board Initiative/NPS ESHPF Grant</p>	<p>12/24/25 (NPS notification, awaiting grant agreement)</p> <p>2/18/26</p>	<p>\$1,927,850</p> <p>\$565,722 (Recipient Share)</p>	<ul style="list-style-type: none"> ● Notice of award provided by National Park Service awaiting grant agreement for March 2026 ● GPT Board approved a recipient share for construction administration services ● GPT to publish RFP for construction administration services in March 2026 ● GPT received official Notice of Award 3/30. Performance period is 3 years. ● CA RFP released due May 8
<p>Structural Assessment St. Joseph's Church (KR)</p>	<p>GPT Board Initiative</p>			<ul style="list-style-type: none"> ● MOU between AOA and GPT drafted and ready for signature. ● RFP and SOW prepared and to be released. ● RFP released and due May 8

ANTHROPOLOGY/ARCHAEOLOGY COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/C OMPLETION	AMOUNT APPROPRIATED	MILESTONES
Guam Rock Art Study Grant Phase II (AT)	Nina Peck	6/11/25 Contract 7/2025	\$17,075	<ul style="list-style-type: none"> ● Contract Signed July 8, first payment (\$13,660) disbursed. ● Grantee submitted Q1 Progress report on September 29. GPT informed on publication progress for GRAS Phase I, collaborations with Guam Museum on Phase I, and presentations at MHC on the project. Grantee awaiting permit and access approvals from Navy for field work to commence January/February 2026. ● Next report due Dec 31. ● Report received; Project may be delayed until latter 2026 as the federal shutdown affected permit review. No additional disbursements needed ● Awaiting next report due March 30 for word if no-cost extension will be needed. ● Requested received in January for a no-cost extension which was granted to 12/31/26 due to scheduling with DOD

				<p>which was affected during government shutdown as well as the swiftlet migration schedule. Field work to commence as early as October 2026.</p> <ul style="list-style-type: none"> GRAS team to present some findings at GPT Summit in May. Project on schedule with no-cost extension.
<p>Guam Archaeological Technician Training Seminar (KR)</p>	<p>IARII Pacific Grant for Community Led Heritage/ Board Initiative</p>	<p>3/13/25 6/11/25</p>	<p>\$2500 (IARI) \$500 (GPT-Supplies)</p>	<ul style="list-style-type: none"> Instructor and course supplies purchased. Marketing materials/Recruitment information given out. Seminar began during the month of June. Certificates of Completion Issued to 13 participants at end of June. Preliminary report submitted at end of July. Final report due at the end of February 2026. December (6mo) check-in done in prep for final report. Preliminary results show one person from training seminar was hired by a CRM firm. Final report to be submitted February. Project Closed.
<p>Archaeological Fieldwork at Palasyo-GHPI 66-</p>	<p>Pompeu Fabra University, Barcelona,</p>	<p>6/11/15</p>	<p>\$0</p>	<ul style="list-style-type: none"> Board motion to enter into an MOU with Pompeu Fabra University.

02-1116, Humatak (JQ/KR)	Spain/Board Initiative			<ul style="list-style-type: none">● GPT Staff discussed matter 7/23/25 with Pompeu Fabra archaeologists and it was determined that an MOU was not necessary to move forward with their work.● Project closed
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PLANNING COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Atantano Master Plan (JQ/KR)	GPT Board Initiative/ DOI Grant	<p>June 26, 2021</p> <p>UOG Contract for Plant Inventory 10/22/2022</p> <p>Kleinfelder Contract for Cultural Resources Inventory 4/3/2023</p>	<p>\$200,000.00</p> <p>(\$49,999.30)</p> <p>(\$115,766.00)</p>	<ul style="list-style-type: none"> ● The Nature Conservancy has agreed to lead/facilitate the planning process to develop the masterplan. ● Draft Master Plan ongoing ● Plant Inventory ongoing ● Cultural Resources Inventory ongoing. ● Final Draft of Cultural Resources Inventory submitted for review. ● Project no-cost extension given to UOG CIS for April 19, 2024. ● Plant Inventory completed. CIS Invoice received and payment processed. ● Piti Community Roundtable conducted June 30th ● Request for no-cost extension and changing scope of work submitted to OIA. ● No cost extension approved to include master planning services and workshop. ● RFP issued and 2 responses obtained waiting for board approval.

				<ul style="list-style-type: none"> ● GPT moved to request fee schedule from Cushing Terrell. ● Fees received September 15. Under review. ● Request for extension from OIA to use remaining TAP grant funds. ● Board action taken in February 2026 board meeting after December 2025 meeting adjourned before action could be taken. The board passed motioned to not accept Proposed Fees from Cushing Terrell.
Hila'an Proposed Conservation Easement (JQ/KR)	GPT Board Initiative/R EPI Program	September 23, 2021 (Agreement Signed)	\$150,000.00 (REPI)	<ul style="list-style-type: none"> ● Polaris LTD (Hila'an Property Owner) has agreed to carve out about 100 acres of property for cultural and natural resources preservation and conservation programs. ● JRM, through the REPI program will provide the funding to initiate and help sustain the programs (agreement approved and signed by the Department of Defense and GPT). ● \$150,000 received September 27, 2022, from DOD for appraisal and land survey. ● RFP for Property Appraisal and Land Survey advertised.

				<ul style="list-style-type: none"> ● Micronesian Appraisal was awarded the contract for \$15,500.00. Appraisal completed June 2, 2023. ● Duenas, Camacho, and Associates (DCA) submitted proposal and is being reviewed for approval by board. ● Board approved DCA Land Survey proposal with conditions. ● DCA Land Survey is underway ● Completed Land survey with appraisal company. ● Board passed motioned to not accept draft conservation easement document and to pursue fee-simple purchase agreement with seller. ● Fee simple purchase agreement drafted ● Preservation Covenant Drafted and ongoing review. ● Awaiting DLM's acceptance of DCA's land survey of easement parcel. ● Project negotiation/ongoing
Malesso' Revitalization Plan (TC)	GPT Board Initiative	April 20, 2023	\$65,000	<ul style="list-style-type: none"> ● MOU signed ● Meeting with Mayor August 21 to brief on project. ● Meeting scheduled for January 28 with Mayor Champaco to brief on the project. ● Project Ongoing ● First community meeting held Feb 26 at Malesso Gym ● GPT requested to meet with AIA on project status.

				<ul style="list-style-type: none"> ● Project Ongoing
Historic Preservation Tax Credit Workshop (TC)	NTHP Richard and Julia Moe Family Fund/GPT Board Initiative	3/21/25	\$5,000 (NTHP)	<ul style="list-style-type: none"> ● GPT signed grant agreement on 3/21/25. Performance period until May 2026. ● GPT Staff looking for training consultants. ● Targeting workshop for May 2026. ● Held meeting with GEDA in February and seeking further commitment ● Secured date and venue for May 5th at Hyatt Regency Guam ● Secured consultants from Main Street America and Administration for Native Americans ● Scheduling meetings with Legislative Oversight Chair and Guam Youth Congress ● Workshop will be under the banner of the 4th Pacific Preservation Summit ● Project Ongoing
		6/11/25	\$5,400 (GPT Match)	
		12/17/25	\$10,000 (GPT Match)	

CHAMORU CULTURE/HISTORY COMMITTEES

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Teaching w/Historic Places (LB)	GPT Board Initiative	8/13/2015 12/2025	\$14,400.00	<ul style="list-style-type: none"> ● A total of over 250 students participated in this program. Program is still ongoing – www.pacificpreservation.org/historymethods ● 100 students from MULES visited Litekyan on Jan 20. Final Report Submitted 2/23/23 ● 90 students and teachers from MULES are scheduled to visit Litekyan on April 21st. ● MULES group visited as scheduled. Final Report submitted. ● Request by R. Mendiola from PC Lujan for assistance with a trip in November. Staff working with instructors. ● PC Elementary School completed field trip November 20, 2023. Final report pending. ● St. John’s School sixty (60) students-Historic WWII Heritage Sites (Central/Southern) tour request approved for April 5. ● St. John’s completed tour. Awaiting report. ● CL Taitano request received and approved for trip on May 3. Payment released. Awaiting final report.

				<ul style="list-style-type: none"> • Additional funding approved for this activity during December 2025 board meeting. • Field Trip by Tamuning Elementary to southern sites awarded 3/20. • Field Trip funds for Agana Heights Elem, Southern High teachers released for April. • Project Ongoing
3rd Pacific Preservation Summit (LB)	Board Initiative/OAG Grant Funds	5/31/2024	\$41,800 (OAG)	<ul style="list-style-type: none"> • Pacific Preservation Summit planned for 5/30-31 • Summit hosted at Hyatt hotel. 200 people registered. Theme ONRA: Oral Narratives Recalled and Appreciated. Website pacificpreservation.org/2024 • Project Completed within budget and closed.
Our TALES: Transmitting Anecdotes, Legends, Experiences and Stories (TC)	Board initiative /CAHA Grant	10/1/2024	\$10,000 (CAHA)	<ul style="list-style-type: none"> • Received first installment of \$5,000 from CAHA and have expended funds • Mid-year progress report submitted March 24th, 2025 • 2nd Installment received (\$2500) from CAHA. • Meeting project partners in April 29 to discuss summer schedule. • Request for no cost extension given to CAHA to complete project by YE 2025. Awaiting response. • Podcast venue site (GPT Cliff office) prepared for podcast recording.

				<ul style="list-style-type: none"> ● Recording of podcast to commence 1QFY2026 upon receipt of equipment. ● Laptops received in October. Scheduling with teachers to meet in January 2026 ● Teachers scheduled for recording December 2025 and completed the recording. ● Files sent to CAHA with final report remaining. ● Final report submitted. Awaiting final payment. ● Project completed
Outdoor Oven/Hotnu Repair and Revitalization Workshop (KR)	HPEF Grant/ Board Initiative	1/16/25 6/11/25	\$6000 (HPEF) \$500 (GPT-Booklet Printing)	<ul style="list-style-type: none"> ● Initial Payment received to purchase supplies. ● Recruitment Flyer was created for workshop sessions to be held during the month of April. ● Repairs completed in time for Inalâhan Fiesta (early May) ● Closing report sent to HPEF 5/14/25 ● GPT Staff to complete booklet printing portion of project. ● Project Ongoing
1st Annual Historic Revitalization Festival (TC)	GPT Board Initiative/G EDA QCCC Grant- Reprogramed from Cannons/G VB Grant	4/29/25 6/11/25 7/11/25	\$25,000 (GEDA) \$8000 (GPT) \$10,000 (GVB-History Comes Alive)	<ul style="list-style-type: none"> ● GPT requested and received approval from GEDA to reprogram 2021 QCCC grant funds for Cannon Repairs for the festival. ● Festival scheduled for August 1 in collaboration with the History Comes Alive 75th Anniversary of the Organic Act festivities. ● Marketing Materials created.

				<ul style="list-style-type: none"> ● Guam Product Seal; GUMA; CAHA vendors notified of opportunity. ● GPT Staff working with 75th Organic Act committee with festival logistics. ● Festival held on August 1 ● Beautification/Clean up activity of grant done August 16. ● Closing report given to GVB; Awaiting final payment (\$1000) from GVB. ● Closing report to GEDA pending to submit by April 2026. ● Final payment from GVB received. ● Remaining GEDA funds will be used towards 4th Pacific Preservation Summit for presentation related to festival ● Project Ongoing
So We Leapt Exhibit (AT)	Manny Crisostomo-Sponsorship Request/ Board Initiative	6/11/25	\$10,000	<ul style="list-style-type: none"> ● Requestor notified of GPT action to be a sponsor 6/12/25. ● Check released. ● 4 boxes (65 books) received as part of sponsorship. ● CPO distributed books to GDOE librarians. ● Project Closed
Marianas History Conference (JQ)	GPT CPO Discretionary Funds	August 2025	\$500	<ul style="list-style-type: none"> ● GPT received request from UOG for sponsorship. Discussion tabled in June BOD meeting pending clarification from requestor. ● With no board quorum to be held in time for the August MHC, CPO notified GPT board members of

				<p>use of CPO discretionary authority of up to \$500 for sponsorship activities.</p> <ul style="list-style-type: none"> • Funds were used for two food vendors @ \$250 each for opening reception. • Event completed
Remembering the Forgotten (KR)	Breaking Wave Theater Company	12/17/25	\$20,000	<ul style="list-style-type: none"> • Contract signed • Project Report due April 30 • Project on schedule
Gef Pa'go Cultural Center Area Revitalization (AT)	Inaláhan Mayor's Office	12/17/25	\$36,249	<ul style="list-style-type: none"> • Contract signed • Mid Project report received 3/24 and 2nd disbursement given. • April report received and request for extension requested due to TY Sinlaku impact. Under review. • Project on schedule
Hasso yan Onra: Sumay (TC)	Pacific Historic Parks	12/17/25	\$50,750	<ul style="list-style-type: none"> • Contract signed • Project Report due April 30 • Project on schedule
Maila Halom: Preserving the Tradition of the Taláya (TC)	Brian Muna	3/11/26	8,700	<ul style="list-style-type: none"> • Contract prepared and awaiting signature from grantee.
I Rikesan I Tasi: A Piti Sea Festival (TC)	Piti Municipal Planning Council	3/11/26	\$14,873.80	<ul style="list-style-type: none"> • Contract prepared and 1st disbursement awarded. • Festival postponed to May 30-31 weekend due to TY Sinlaku. • Project on schedule.
I Sengsong – an educational CHamoru children's program	Guam Educational Telecommunication Corporation (PBS Guam)	3/11/26	\$40,000	<ul style="list-style-type: none"> • Contract prepared and awaiting signature. • Contract signed 4/9 and first disbursement released. • Project on schedule.

BOARD INITIATIVES

<p>Manenggon Site- National Historic Landmark</p>	<p>Funder: NPS</p>			<ul style="list-style-type: none"> ● January 2025: GPT informed that the site was listed as a National Landmark. GPT working with Christopher Johnson, NPS on plaque for Manenggon. ● April: GPT informs Chris that Mayor Terlaje signed the documents requested to receive the plaque. ● April: GPT works with Chris on proposed text drafted by NPS ● May: Plaque is sent for production by NPS by the forge, East Point Foundry. GPT to receive the plaque and transfer to Yona municipality. ● June: Plaque mailed and shipped via USPS to GPT. ● July 6: Plaque arrived in Guam and given to Manenngon Memorial Foundation for installation. ● Project Closed
<p>Project S.H.O.P.</p>	<p>GPT Board Initiative</p>	<p>12/17/25</p>	<p>\$25,000</p>	<ul style="list-style-type: none"> ● Board approved program for two cycles in Spring and Fall 2026 ● Cycle for Spring 2026 opened December 31, 2025 with a deadline at January 31, 2026 ● Selected applicants were notified February 2, 2026 ● 12 of 25 teachers have submitted pay request forms and checks have been processed. -end Feb ● 17 of 25 teachers have submitted pay requests and checks processed.-end Mar ● Project Ongoing and ends at the end of the school year for SY 2025-2026

				<ul style="list-style-type: none">• Final Report templates sent out and 1 of 25 Final Reports received.
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GUAM PRESERVATION TRUST

COMPETITIVE FEDERAL GRANT APPLICATIONS FY2024 & FY 2025

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
FY 2024	
8-5-24	<p>APPROVED: PROJECT ONGOING Grants.gov Tracking Number: GRANT14098386 Application Name: OIA MAP 2024 GPT Historic Jose P. Lujan House/Guam Institute Critical Repair Project Opportunity Number: OIA-MAP2024 Opportunity Name: OIA Maintenance Assistance Program 2024 Requested Amount: \$250,000.00</p>
FY 2025	
11/25/25	<p>APPROVED: GRANT AGREEMENT RECEIVED Grants.gov Tracking Number: GRANT14464484 Application Name: Preservation Treatment and Disaster Mitigation for the Historic George Flores House Opportunity Number: P25AS00489- Opportunity Name: FY2025 -Emergency Supplemental Historic Preservation Fund (ESHPPF) -Preservation Requested Amount: \$1,927,850.00 (GPT Match \$595,075.58 required for a Total Project Cost of \$2,522,924.58)</p>

GUAM PRESERVATION TRUST
COMPETITIVE GRANT APPLICATIONS FY2025

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
10/1/24	<p>APPROVED- PROJECT COMPLETED</p> <p>Application Name: OUR TALES (Transmitting Anecdotes Experiences and Stories)</p> <p>Opportunity Name: CAHA FY 2025 Grant Cycle</p> <p>Funder: Guam Council on the Arts and Humanities Agency</p> <p>Awarded 10/1/24, 2024 Awarded Amount: \$10,000</p>
1/16/25	<p>APPROVED- PROJECT ONGOING</p> <p>Application Name: Outdoor Oven/Hotnu Repair and Revitalization Workshop</p> <p>Opportunity Name: Partners in Training Grant</p> <p>Funder: Historic Preservation Education Foundation (HPEF):</p> <p>Awarded January 16, 2025 Awarded Amount: \$6,000</p>
4/29/25	<p>APPROVED USING REPROGRAMMED SERIES 5 FUNDS- PROJECT ONGOING</p> <p>Application Name: 1st Annual Historic Revitalization Festival</p> <p>Opportunity Name: QCCC Grant Cycle Series 7</p> <p>Funder: Guam Economic Development Authority</p> <p>Requested Amount: \$25,000</p>
3/13/25	<p>APPROVED- PROJECT COMPLETE</p> <p>Application Name: Guam Archaeological Technician Training Seminar</p> <p>Opportunity Name: IARII Pacific Grant for Community Led Heritage Management Grant 2025</p> <p>Funder: International Archaeological Research Institute Inc (IARII)</p> <p>Awarded: 3/13/25 Awarded Amount: \$2,500</p>
3/21/25	<p>APPROVED- PROJECT ONGOING</p> <p>Application Name: Historic Preservation Tax Credit Workshop</p> <p>Opportunity Name: 2024 Moe Family Fund for Statewide and Local Partners</p> <p>Funder: National Trust for Historic Preservation</p> <p>Awarded Amount: \$5,000</p>
5/23/25	<p>APPROVED- PROJECT COMPLETED</p> <p>Application Name: History Comes Alive</p> <p>Opportunity Name: GVB Destination and Development Program</p> <p>Funder: Guam Visitors Bureau</p> <p>Request Amount: \$10,000</p>

GUAM PRESERVATION TRUST
COMPETITIVE GRANT APPLICATIONS FY2026

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
2/4/26	PROPOSAL AWARDED Application Name: Guam Community Archaeology Day Opportunity Name: IARII Community-Led Heritage Management Grant Program Funder: International Archaeology Research Institute Incorporated (IARII) Request Amount: \$2,500
3/3/26	PROPOSAL SUBMITTED Application Name: Preservation Carpentry at Fort Santa Agueda Opportunity Name: Johanna Favrot Fund for Historic Preservation & Cynthia Woods Mitchell Fund for Historic Interiors Funder: National Trust for Historic Preservation Request Amount: \$15,000