

ATURIDĀT NUMALO YAN INADILĀNTON HAGĀTÑA



Chair Maria Eugenia Leon Guerrero
Vice-Chair Patricia Ann "Patty" P. Ada
Commissioner Mayor John A. Cruz
Commissioner Rita T. Franquez
Commissioner Carlos Madrid Alvarez-Piñer, PhD
Commissioner Christine M. Wolke
Commissioner Elizabeth "Betty" Gayle
Commissioner Felix C. Benavente
Commissioner West Cassidy

The Honorable Lourdes A. Leon Guerrero
Maga'Hågan Guåhan

The Honorable Joshua F. Tenorio
Sigundo Maga'Låhen Guåhan

Lasia A. Casil
Ekseketibun Direktot



Hagåtña Restoration & Redevelopment Authority (HARRA)

The Board of Commissioners Regular Meeting will take place
on Tuesday, May 31, 2022 at 4:00pm(ChST)

The meeting will be conducted in persona at the HARRA office and via Zoom at:
<https://us06web.zoom.us/j/81435411294?pwd=Ui9iUWlBbWlnSFNZUC83YXRIRC8zUT09>
Meeting ID: 814 3541 1294 Passcode: 682840

Agenda:

- I. Call to Order
- II. Attendance
- III. Approval of Agenda – May 31, 2022
- IV. Approval of Minutes -
 - A. April 2022 Minutes
 - B. May 2022 Minutes
- V. Reports
 - A. Management
 1. Operational update
 2. Request for professional services
 - B. Governance Subcommittee - 2nd Monday of every month - (Draft Report June 2022)
- VI. Unfinished Business
 - A. HARRA Funding RE Taxes in Hagåtña
 1. Resolution 2022-01
 2. Resolution 2022-02
 - B. Land Resources Building
 - C. Sirena Festival
 - D. Executive Director Work Performance Evaluation
 - E. Public Relations Firm
 - F. HARRA Non-profit Organization
 - G. Resolution 2022-04 Hagåtña Master Plan
- VII. New Business
 - A. Resolution 2022-05
 - B. Mark-Up Session for the Hagåtña Master Plan and Supporting Documents
- VIII. Announcements/Further Discussion
- IX. Next Meeting - Thursday, July 7, 2022@4pm
- X. Adjournment

Sailing

Continued from Page 32

awesome to get to try the high-performance boats.”

Inspiring

Velasco continues to push the envelope in sailing while representing her Pacific Island heritage and inspiring others like her. “Even though there might be assumptions and nay-

sayers about their size or weight, that doesn’t matter,” she said. “I think I’m living proof of that — yeah I’m small, and I don’t weigh a lot, but my skill has proven that I’m near the top; that I’ve done well in all the sailing competitions I’ve competed in.”

Velasco will return to compete in the US Open Sailing Series in San Diego and the U.S. Women’s Doublehanded Championship.



COURTESY OF CHRISTIE PANGELINAN

Noe Velasco competitively sailing with a boat from U.S. Open Sailing.

Baseball

Continued from Page 32

just two runners on base of the last 13 he faced.

“Both pitchers did great. The MVP Franklin Ninete, Ricky Leon Guerrero, they both pitch for the junior national team, which is probably going to be a national team,” said FD coach John Tuquero. “They both struck out how many guys, I didn’t even count. It was, well, I thought it could have gone either way.”

Zhavier Panes led off the game with a double and scored on an error, and the Friars answered with two

runs in the first. ND left a runner stranded in the second and re-took the lead in the third as Josh Young and Panes scored and the next two batters got on base before Ninete shut things down for FD.

The Friars answered when Sean Balauro and Ninete scored to lead off the inning for FD, and also left one runner stranded before Leon Guerrero took control and pitched a no hitter the rest of the way.

It was the third time in the finals for the Royals.

“To be here for the third time, but second place ... so it wasn’t a bad season for us, it was a very good season,”

said Royals coach Dominic Cruz. “Two runs short of a win, one run short of a tie, but if I had to do it all over again with the same group of guys, I would. And to play those guys as well as we did, it’s hard, it’s hard. We lost the game on a few throwing errors. Both teams only had three hits.”

In the consolation game, the George Washington High School Geckos came away third third place on a walk-off walk, extra inning, 10-9 win over the Southern High School Dolphins.

Pacific Daily News reporter Jojo Santo Tomas covers sports and food. Email him at jsantotoma@guampdn.com.

CAMACHO CALVO LAW GROUP LLC
SINFOROSO M. TOLENTINO
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GERI E. DIAZ
 gdiaz@camachocalvo.law
 356 E. Marine Corps Drive, Suite 201
 Hagåtña, Guam 96910
 Telephone No. 671.472.6813
 Facsimile No. 671.477.4375

Attorneys for Plaintiff
FRANCISCA DAMIAN QUENGA, as Trustee of the Francisca Damian Quenga Living Trust dated December 30, 2018

IN THE SUPERIOR COURT OF GUAM
FRANCISCA DAMIAN QUENGA in her capacity as sole Trustee of the Francisca Damian Quenga Living Trust dated December 30, 2018, Plaintiff,
 vs.
ROSARIO L. QUENGA, KENNETH QUENGA, DWIGHT QUENGA AND DOES 1-5, Defendants.
CIVIL CASE NO. CV0149-22
SUMMONS

TO: ROSARIO L. QUENGA
YOU ARE HEREBY SUMMONED and required to serve upon **CAMACHO CALVO LAW GROUP LLC**, Plaintiff’s attorneys, 356 E. Marine Corps Drive, Suite 201, Hagåtña, Guam 96910, an Answer to the Complaint which is herewith served upon you, within twenty (20) days after service of this Summons upon you, exclusive of the date of service. If you fail to do so, Judgment by Default will be taken against you for the relief demanded in the Complaint.

DATED: March 18, 2022.
DANIELLE T. ROSETE
 Clerk of Court
 Superior Court of Guam
 /s/ Perry T. Guerrero II
 Deputy Clerk

CAMACHO CALVO LAW GROUP LLC
SINFOROSO M. TOLENTINO
 stolentino@camachocalvo.law
GERI E. DIAZ
 gdiaz@camachocalvo.law
 356 E. Marine Corps Drive, Suite 201
 Hagåtña, Guam 96910
 Telephone No. 671.472.6813
 Facsimile No. 671.477.4375

Attorneys for Plaintiff
FRANCISCA DAMIAN QUENGA, as Trustee of the Francisca Damian Quenga Living Trust dated December 30, 2018

IN THE SUPERIOR COURT OF GUAM
FRANCISCA DAMIAN QUENGA in her capacity as sole Trustee of the Francisca Damian Quenga Living Trust dated December 30, 2018, Plaintiff,
 vs.
ROSARIO L. QUENGA, KENNETH QUENGA, DWIGHT QUENGA AND DOES 1-5, Defendants.
CIVIL CASE NO. CV0149-22
SUMMONS

TO: DWIGHT QUENGA
YOU ARE HEREBY SUMMONED and required to serve upon **CAMACHO CALVO LAW GROUP LLC**, Plaintiff’s attorneys, 356 E. Marine Corps Drive, Suite 201, Hagåtña, Guam 96910, an Answer to the Complaint which is herewith served upon you, within twenty (20) days after service of this Summons upon you, exclusive of the date of service. If you fail to do so, Judgment by Default will be taken against you for the relief demanded in the Complaint.

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 gdiaz@camachocalvo.law
 356 E. Marine Corps Drive, Suite 201
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Attorneys for Plaintiff
FRANCISCA DAMIAN QUENGA, as Trustee of the Francisca Damian Quenga Living Trust dated December 30, 2018

IN THE SUPERIOR COURT OF GUAM
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 vs.
ROSARIO L. QUENGA, KENNETH QUENGA, DWIGHT QUENGA AND DOES 1-5, Defendants.
CIVIL CASE NO. CV0149-22
SUMMONS

TO: KENNETH QUENGA
YOU ARE HEREBY SUMMONED and required to serve upon **CAMACHO CALVO LAW GROUP LLC**, Plaintiff’s attorneys, 356 E. Marine Corps Drive, Suite 201, Hagåtña, Guam 96910, an Answer to the Complaint which is herewith served upon you, within twenty (20) days after service of this Summons upon you, exclusive of the date of service. If you fail to do so, Judgment by Default will be taken against you for the relief demanded in the Complaint.

DATED: March 18, 2022.
DANIELLE T. ROSETE
 Clerk of Court
 Superior Court of Guam
 /s/ Perry T. Guerrero II
 Deputy Clerk

Hagåtña Restoration & Redevelopment Authority (HRRRA)

The Board of Commissioners Regular Meeting will take place on Tuesday May 31, 2022 at 4:00pm(ChST)

The meeting will be conducted in persona at the HRRRA office and via Zoom at:

<https://us02zoom.us/j/81435411294?pwd=Uk9WUjBhWm5FZUxCRjYXRURjR0aD1D>

Meeting ID: 814 3541 1294 Passcode: 682840

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 - F. HRRRA Non-profit Organization
 - G. Resolution 2022-04 Hagåtña Master Plan
- VII. New Business
 - A. Resolution 2022-05
 - B. Mark-Up Session for the Hagåtña Master Plan and Supporting Documents
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- IX. Next Meeting – Thursday, July 7, 2022@4pm
- X. Adjournment

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

This advertisement paid for by HRRRA Funds

AK holds second golf cup tournament

Pacific Daily News

Atkins Kroll's 2nd Annual BMW Golf Cup made its return Saturday at the Onward Mangilao Golf Club.

The dealership's annual tournament allows it to honor the customers, according to a release the company. Competitors played a single Callaway tournament format in both men's and women's divisions.

"By hosting the 2022 BMW Golf Cup, we were to meaningfully reen-

gage with our customers and show our appreciation to them for choosing BMW," Alex Hammett, In-charge managing director for Asia developing markets, said in the release. "Playing at the Onward Mangilao Golf Club, one of the world's top 100 golf courses, elevated the competition and was the perfect location for another world-class BMW brand experience. We thank our participants for making our event a success."



Winners

Peter Montinola took first place low net with a net score of 71, according to the release. In the women's

division, Nalathai Vongjalorn took the low gross while Rose Rarpley took the first place low net. The low gross in the men's divi-

COURTESY OF ATKINS KROLL
Golfers gathered to compete in the 2nd Annual BMW Golf Cup 2022 May 21, 2022, at the Onward Mangilao Golf Club.

sion went to Brian Bamba. The longest drives were taken by James Honda and Vongjalorn, according to the release.

Winners for the closest to the pin included:

- Rose Tarpley.
- Sung Chui Lim.
- Don Clark.
- Joseph Orpilia.

GTA sponsors MMA fighter Brogan Walker

Pacific Daily News

Local mixed martial artist Brogan Walker, who is starring in the 30th season of "The Ultimate Fighter," has been sponsored by GTA, according to a release from the telecommunications company.

"We are committed to supporting local athletes like Brogan Walker. She is a role model for young athletes and a rising star with a bright future. We're excited to have her as an ambassador for GTA," Nate Denight, GTA vice president of marketing, said in a release.

Walker competes for Team Nunes on "The Ultimate Fighter," which is led by former UFC women's bantamweight champion Amanda Nunes. The show will have the last two fighters left standing compete in the "Ultimate Fighter" season 30 finale, according to the release.

"I am so excited to have GTA in my corner. Their partnership and support for me while reaching my MMA goals is something I don't take for granted," Walker said in the release. "GTA helps me keep those I love the most near even while miles away in fight

camp. Thankful is an understatement."

The Ultimate Fight-

er has aired three of 12 episodes and can be viewed on ESPN+.

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This advertisement paid for by HRRRA Funds

BAUMANN, XU and BLACK, LLC
238 Archbishop Flores St., Suite 903
Hagåtña, Guam 96910
Tel: (671) 477-9084
Fax: (671) 477-9087

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF

BENNY QUIFUNAS LEON GUERRERO,

Deceased.

by

MARISSA JEAN D. LEON GUERRERO

Petitioner.

PROBATE CASE NO. PRO066-22

NOTICE OF HEARING ON PETITION FOR LETTERS OF ADMINISTRATION

NOTICE IS HEREBY GIVEN that MARISSA JEAN D. LEON GUERRERO has filed herein her petition praying for letters of administration upon the Estate of BENNY QUIFUNAS LEON GUERRERO, deceased, and that on the June 07, 2022 at 11:00 AM of said day in the courtroom of the Superior Court of Guam, Hagatna, Guam, has been set for hearing of said petition and all persons interested are hereby notified to appear at the time and place set for said hearing and show cause if any they have why the petition should not be granted.

Reference is hereby made to the said petition for further particulars.

Dated: May 4, 2022

DANIELLE T. ROSETE
Clerk of Court

By: /s/ Yvonne L. Cruz
DEPUTY CLERK

CAMACHO CALVO LAW GROUP LLC

DONALD V. CALVO
dcalvo@camachocalvo.law
356 E. Marine Corps Drive, Suite 201
Hagåtña, Guam 96910
Tel. No. 671.472.6813
Fax No. 671.477.4375

Attorneys for Administrator
TAMIO S. CLARK

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF

KIYO SHIMOJO CLARK aka
KIYOKO SHIMOJO CLARK,
Decedent.

PROBATE CASE NO. PRO068-22
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by TAMIO S. CLARK, Administrator of the Estate of Kiyoko Shimojo Clark, deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, Camacho Calvo Law Group LLC, 356 E. Marine Corps Drive, Suite 201, Hagåtña, Guam 96910, the same being the place for the transaction of the business of said Estate.

DATED: Hagåtña, GU, May 18, 2022.

CAMACHO CALVO LAW GROUP LLC

By: /s/ Donald V. Calvo
Attorneys for Administrator
TAMIO S. CLARK

ATURIDAT NUMA'LO YAN INADALANTON HAGATNA (Hagåtña Restoration and Redevelopment Authority)
Board of Commissioners-Regular Meeting Minutes
Date & Time: April 7, 2022 @ 4:00 P.M
Via Zoom

Agenda:	Discussion & Summary:	Action Taken:
Call to order: Chairwoman Leon Guerrero:	I call this HRRRA meeting to order at 4:15 p.m.	3:09
II. Attendance: Commissioners: Ex-Officio Members: HRRRA Staff: Legislative Oversight: Guests:	Maria Leon Guerrero, Patricia "Patty" Ada, West Cassidy, Felix C. Benavente, Elizabeth "Betty" Gayle, Christine Wolke Lasia Casil/ Joseph Meno	
III. Approval of Agenda: Commissioner Gayle: Commissioner Madrid: Chairwoman Leon Guerrero:	I motion to approve the April 7, 2022 agenda. I second Any discussions- Chairwoman calls for the vote.	3:59- Motion made 4:09- Motion seconded 4:14- Vote called- all in favor- motion carries.
IV. Approval of Minutes: Commissioner Gayle: Chairwoman Leon Guerrero: Commissioner Madrid: Commissioner Benavente: Chairwoman Leon Guerrero:	Stated the corrections that need to be made on the March 2022 minutes. May I get a motion to approve the minutes subject to the corrections. So moved I second Any more discussion on the minutes? If not vote to approve minutes called.	4:49 7:03 7:08-Motion made 7:13- Motion seconded 7:19- Vote called- all in favor- motion carries
V. Reports: A. Management 1. Operational Update: 2. Request for Professional Services: B. Implementation Plan Subcommittee: C. Governance Subcommittee:	On recorded file On recorded file On recorded file On recorded file	
VI. Unfinished Business A. HRRRA Funding RE: Taxes in Hagåtña:		

1. Resolution 2022-01- Further clarification is required:	On recorded file	
2. Resolution 2022-02- Further clarification is required:	On recorded file	
B. Land Resources Building:	On recorded file	
C. Sirena Festival	On recorded file	
D. Executive Director Work Performance Evaluation:		
Chairwoman Leon Guerrero:	May I get motion to approve the job description so that we could move forward with the evaluation process.	1:15:57
Vice Chair Ada:	So moved	1:16:03- Motion made
Commissioner Gayle:	I second	1:16:14- Motion seconded
Chairwoman Leon Guerrero:	Any further discussions? Vote called	1:16:20- Vote called- all in favor- motion carries
VII. New Business		
A. Bill 246-36 An Act to Approve the HMP:	On recorded file	
B. HRRRA Bank Account:	On recorded file	
C. Public Relations Firm:	On recorded file	
VIII. Announcements/ Further Discussion:		
Chairwoman Leon Guerrero:	May I get a motion to recess until Monday, April 18, 2022	1:39:20
Commissioner Gayle:	So moved	1:39:30- Motion made
Commissioner Madrid:	I second	1:39:30- Motion seconded
Chairwoman Leon Guerrero:	Chair called for the vote.	1:39:40- Vote Called- All in favor- motion carries. HRRRA Board of Commissioners Meeting on Recess
April 18, 2022- HRRRA Board of Commissioners back from recess @ 4:00 P.M		
Chairwoman Leon Guerrero:	I call back into session previously recessed commissioners meeting to order: For the record the following commissioners are in attendance: Maria Leon Guerrero, Carlos Madrid, West Cassidy, Felix C. Benavente, Elizabeth "Betty" Gayle & Lasia Casil.	0:55
B. HRRRA Bank Account		
Chairwoman Leon Guerrero:	May I get a motion to approve the resolution 2022-03	35:30:00
Commissioner Madrid:	I make a motion to approve the resolution	35:34- Motion made

Commissioner Gayle:	I second	35:44- Motion seconded
Chairwoman Leon Guerrero:	Any further discussions? If not I will call for the vote	36:33- Vote called- all in favor- motion carries
VI. Unfinished Business:		
1. Resolution 2022-01- HRRRA Funding Mechanism:		
Chairwoman Leon Guerrero:	May I get a motion to approve Resolution 2022-01	59:44:00
Commissioner Madrid:	I make a motion to approve the resolution.	59:59- Motion made
Commissioner Cassidy:	I second	1:00:13- Motion seconded
Chairwoman Leon Guerrero:	Any further discussions? Vote called	1:00:45- Vote called- all in favor- motion carries
2. Resolution 2022-02- Transitory Period (10 years)		
Chairwoman Leon Guerrero:	May I get a motion to approve Resolution 2022-02	1:01:18
Commissioner Cassidy:	So moved	1:01:28- Motion made
Commissioner Madrid:	I second	1:01:33- Motion seconded
Chairwoman Leon Guerrero:	Any further discussions? Vote called	1:02:18- Vote called- all in favor- motion carries
IX. Next Meeting- Thursday, May 5, 2022 @ 4:00 P.M.		
Chairwoman Leon Guerrero:	May I get a motion to adjourn the meeting	
Commissioner Gayle:	So moved	1:02:37- Motion made
Commissioner Madrid:	I second	1:02:42- Motion seconded
Chairwoman Leon Guerrero:	HRRRA Board of Commissioners is now adjourned.	1:02:47- Vote called- all in favor- meeting adjourned.

ATURIDAT NUMA'LO YAN INADALANTON HAGATNA (Hagåtña Restoration and Redevelopment Authority)
Board of Commissioners-Regular Meeting Minutes
Date & Time: May 5, 2022 @ 4:00 P.M
Via Zoom

Agenda:	Discussion & Summary:	Action Taken:
Call to order: Chairwoman Leon Guerrero:	I call this meeting of HRRA to order @ 4:17 pm.	
II. Attendance: Commissioners: Ex-Officio Members: HRRA Staff: Legislative Oversight: Guests:	Maria Leon Guerrero, Christine Wolke, Felix C. Benavente, Carlos Madrid, West Cassidy Hope Cristobal-Kumision I Fino Chamoru Lasia Casil, Tammy Amuan & Joe Meno Laurie Tumaneng- Vice Speaker's Office	
III. Approval of Agenda: Chairwoman Leon Guerrero: Commissioner Benavente: Commissioner Wolke: Chairwoman Leon Guerrero:	Next item is the approval of the agenda. May I get a motion? So moved Second All in favor- Motion carries	1:40-Motion made 1:43-Motion was seconded 1:52-Vote was called- all in favor- motion carries- May 5, 2022 agenda is approved.
IV. Approval of Minutes: Chairwoman Leon Guerrero: Commissioner Wolke: Commissioner Madrid: Chairwoman Leon Guerrero:	May I get a motion to table the April 7, 2022 minutes So moved I second All in favor-motion carries	4:44 4:46-Motion was made 4:49-Motion was seconded 4:55-Vote was called-all in favor-motion carries- April 2022 minutes tabled until next BOC meeting
V. Reports: A. Management: 1. Operational Update: 2. Request of professional services: B. Implementation Subcommittee- 1st Monday of every month: Chairwoman Leon Guerrero: Commissioner Wolke:	On recorded file On recorded file May I get a motion to accept our project prioritization methodology And the purpose of which is to submit this right-so moved	32:34-Motion made

<p>Director Casil:</p> <p>Commissioner Madrid:</p> <p>Chairwoman Leon Guerrero:</p> <p>C. Governance Subcommittee- 2nd Monday of every month:</p>	<p>Submit to the Governor and the Legislature</p> <p>I second</p> <p>Any discussion? For the record we are Submitting this to the Governor and as for the Legislature it's only for their information only just to be clear.- If there are no further discussions let call for the vote. All in favor- Motion carries</p> <p>On recorded file</p>	<p>32:37-Motion seconded</p> <p>33:32-Vote called- all in favor- Motion carries</p>
<p>VI. Unfinished Business</p> <p>A. Bill 246-36 an Act to Approve the HMP:</p> <p>Commissioner Benavente:</p> <p>Commissioner Wolke:</p> <p>Chairwoman Leon Guerrero:</p> <p>B. Resolution 2022-03- Resolution needs additional verbiage to open bank account:</p> <p>C. HRRR Funding RE: Taxes in Hagåtña:</p> <p>1.Resolution 2022-01</p> <p>2.Resolution 2022-02</p> <p>D. Land Resources Building:</p> <p>E. Sirena Festival:</p> <p>F. Executive Director Work Performance Evaluation:</p> <p>G. Public Relations Firm:</p>	<p>I make a motion to move line A to the end.</p> <p>Second</p> <p>Any discussion? If not all in favor- Motion carries- so item 6-A will be moved to the end.</p> <p>On recorded file</p> <p>On recorded file</p> <p>On recorded file</p> <p>On recorded file</p> <p>On recorded file</p> <p>On recorded file</p> <p>On recorded file</p> <p>On recorded file</p>	<p>38:41-Motion made</p> <p>38:44-Motion was seconded</p> <p>39:01-Vote called- all in favor- motion carries- Item 6-A moved to the end.</p>
<p>VII. New Business</p> <p>A. Resolution 2022-04 Hagåtña Master Plan:</p> <p>B. HRRR Non-Profit Organization:</p>	<p>On recorded file</p> <p>On recorded file</p>	

A. Bill 246-36 an Act to Approve the HMP:	On recorded file	
VIII. Announcements:		
IX. Next Meeting:		
<p>Chairwoman Leon Guerrero:</p> <p>Commissioner Benavente:</p> <p>Commissioner Wolke:</p> <p>Chairwoman Leon Guerrero:</p>	<p>May I get a motion to adjourn</p> <p>So moved</p> <p>Second</p> <p>All in favor-motion carries</p>	<p>1:09:46-Motion made</p> <p>1:09:48-Motion seconded</p> <p>1:10:00-Vote called- all in favor- meeting adjourned 5:20pm</p>



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 Vice-Chair Patricia Ann "Patty" P. Ada
 Commissioner Mayor John A. Cruz
 Commissioner Rita T. Franquez
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 Commissioner West Cassidy

The Honorable Lourdes A. Leon Guerrero
 Governor of Guam

The Honorable Joshua F. Tenorio
 Lieutenant Governor of Guam

Lasia A. Casil
 Executive Director



January 28, 2022

MEMORANDUM

VIA HAND DELIVER & EMAIL

TO: Amanda L Shelton, Legislative Secretary, 36th Guam Legislature
FROM: Executive Director, Hagatña Restoration and Redevelopment Authority (HRRRA)
SUBJECT: Transmittal of the Hagatña Master Plan and Supporting Documents

Hafa Adai Madame Secretary,

The Hagatña Master Plan was approved by the HRRRA Board of Commissioners during their regular meeting held on July 8, 2021 and transmitted via HRRRA Resolution No. 2021-01 to the Governor on December 21, 2021 for her review and approval.

On behalf of the Hagatña Restoration and Redevelopment Authority Board of Commissioners, it is with great pleasure that I hereby transmit to your office 15 USB drives containing digital copies of the Hagatña Master Plan and supporting documents for review by the 36th Guam Legislature.

- Hagatña Master Plan - GuamHRRRA_MP_2021 07 02_Clean_ MQA.pdf
- Hagatña Master Plan Design Guidelines - Hagatña Design Guidelines_Amnded_2021 07 08 MQA.pdf
- Hagatña Master Plan Map Atlas - Hagatña MP_Map Atlas_2021 06 02 AEB.pdf
- HRRRA Subcommittee Review and Comments - HRRRABOC Subcommittee Review and Comments-MA.DG. HMP_V_07_29_2021.pdf
- Agency Comments on the Hagatña Master Plan - Agency Comments on the HMP and Supporting Documents_V_08_16_2021.pdf

Please feel free to contact me via email at lasia.casil@hrrra.guam.gov or via phone at 671-922-2525 should you have any questions or concerns.

Put Respetu,

LASIA CASIL

received
 01/28/22
 by: Andrew Gimenez

ATURIDÁT NUMALO YAN INADILÁNTON HAGÁTÑA



Chair Maria Eugenia Leon Guerrero
Vice-Chair Patricia Ann "Patty" P. Ada
Commissioner Mayor John A. Cruz
Commissioner Rita T. Franquez
Commissioner Carlos Madrid Alvarez-Piñer, PhD
Commissioner Christine M. Wolke
Commissioner Elizabeth "Betty" Gayle
Commissioner Felix C. Benavente
Commissioner West Cassidy

The Honorable Lourdes A. Leon Guerrero
Maga'Hågan Guåhan

The Honorable Joshua F. Tenorio
Sigundo Maga'Låhen Guåhan

Lasia A. Casil
Ekseketibun Direktot



May 18, 2022

MEMORANDUM

VIA EMAIL

TO: Therese M. Terlaje, Speaker
Tina Rose Muña Barnes, Vice-Speaker
Amanda L. Shelton, Senator
Telena C. Nelson, Senator
Sabina F. Perez, Senator
Joe S. San Agustin, Senator
Clynton E. Ridgell, Senator
Jose "Pedro" Terlaje, Senator
James C. Moylan, Senator
Christopher M. Duenas, Senator
Frank F. Blas, Jr., Senator
Mary C. Torres, Senator
V. Anthony Ada, Senator
Telo T. Taitague, Senator
Joanne M. Brown, Senator

FROM: Executive Director, Hagåtña Restoration and Redevelopment Authority (HARRA)

SUBJECT: Hagåtña Master Plan Mark Up Session

Håfa Adai

The HARRA board of commissioners is requesting your attendance at a question and mark-up session during the HARRA regular monthly meeting on Tuesday May 31, 2022 at 4pm at 155 Hesler St.- DPHSS PHICC Conference Room for the Hagåtña Master Plan and supporting documents. As you are aware, there are over 400 pages of information in the supporting documents, as well as other topics which were brought up during the HARRA committee of the whole regarding the USACE river study, zoning code, governance, and other components of the Hagåtña Master Plan, therefore, we kindly request that all questions, amendments and comments be submitted to the Authority no later than Tuesday May 24, 2022 to ensure that we can properly research and address all the issues of concern to be discussed during this session.

ATURIDÁT NUMALO YAN INADILÁNTON HAGÁTÑA



Chair Maria Eugenia Leon Guerrero
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The Honorable Joshua F. Tenorio
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Ekseketibun Direktot



May 25, 2022

MEMORANDUM

VIA EMAIL

TO: Therese M. Terlaje, Speaker
Tina Rose Muna Barnes- Vice Speaker
Amanda Shelton, Senator
Telena C. Nelson, Senator
Sabina F. Perez, Senator
Joe S. San Agustin, Senator
Clynton E. Ridgell, Senator
Jose "Pedro" Terlaje, Senator
James C. Moylan, Senator
Christopher M. Duenas, Senator
Frank F. Blas, Senator
Mary C. Torres, Senator
V. Anthony Ada, Senator
Telo T. Taitague, Senator
Joanne M. Brown, Senator

FROM: Executive Director, Hagåtña Restoration and Redevelopment Authority (HRRRA)

SUBJECT: 2nd Request for Questions, Amendments and Comments on the Hagåtña Master Plan Documents.

Håfa Adai Senators,

The Governor and HRRRA board of commissioners submitted a digital copy of the Hagåtña Master Plan documents to your office on January 28, 2022 for your review. This included the Hagåtña Master Plan (Land Use Plan), The Map Atlas and The Design Guidelines.

On May 18, 2022 the Authority sent out a memo requesting your attendance at a question and mark-up session during the HRRRA regular monthly meeting on Tuesday, May 31, 2022 at 4pm at 155 Hesler St.- DPHSS PHICC Conference room for the Hagåtña Master Plan and supporting documents. The Authority also kindly requested in the memo that all questions, amendments and comments be submitted to the authority no later than Monday, May 23, 2022 to ensure that we can properly research and address all the issues of concern to be discussed during this session.

ATURIDÁT NUMALO YAN INADILÁNTON HAGÁTÑA



Chair María Eugenia Leon Guerrero
Vice-Chair Patricia Ann "Patty" P. Ada
Commissioner Mayor John A. Cruz
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May 31, 2022

Mark Up Session Agenda

- I. Map Atlas
- II. Hagåtña Master Plan (Land Use Plan)
- III. Design Guidelines and Regulations
- IV. Alternative Plans
- V. Implementation Plan
- VI. Hagåtña River Flood Protection Study
- VII. Zoning Code
- VIII. Hagåtña Restoration Organizational/Financial Construct

Questions and Cursory Inquiries Towards Strengthening and Understanding the Impacts of an Adopted *Hagåtña* Master Plan (Questions from Sen. Telo Taitague)

The *Hagåtña* Master Plan is a plan to create a vision for the redevelopment and restoration of *Hagåtña*. The master plan, although presented as a visionary document, contains policy and procedural requirements imposing standards on existing uses and buildings in addition to new development and construction. Therefore, the holistic influence, cost, and vision of the master plan must, at best, be realistic and achievable towards redeveloping *Hagåtña*, where the city's success is contingent on private sector development partnering with the government. This will be the catalyst in driving growth demands and new opportunities that meets the *Hagåtña* Master Plan vision it intends to achieve.

1. The master plan will set the basis for developing a vision and plan through mid and an evolving long-term strategic objective, a driver of *Hagåtña*'s growth. The primary catalyst and success of the *Hagåtña* Master Plan is hedged on the ownership of properties. *Who gets to decide how Hagåtña is physically redeveloped? Would it be driven by the proposed government, or is there an analysis that the private sector will buy into the plan as it does not exude incentives into the mix?* See Introduction I.6-12
Community Engagement
2. *The master plan has conveyed the development of over 25 government projects but does not have a financing plan for accomplishing this. Therefore, the master plan may become fiscally challenging for the government of Guam and the HRRRA to sustain. In addition, while all HRRRA debts and debt services, according to law, is not a debt of the government of Guam, how will HRRRA attempt to operate similarly to an incorporated city without any property or income source?* The *Hagåtña* Master Plan envisions a transformation of the community into the center of government for Guam, and as a community with significant public amenities for residents and visitors alike. In order to implement the transformation of *Hagåtña*, significant investments will be required. Projects range from a low of approximately \$30,000 for the relocation of the Statue of Liberty replica to more than \$53.8 million for the development of the new administrative complex for the government. Cost estimates for each project were developed using published data from a nationally recognized cost estimating service, adjusted to reflect the unique cost structure of developing projects of this type on Guam. Overall, it is expected that these projects will require more than \$550 million in investment over the next fifteen years. Offsetting a portion of the necessary investment in these projects are potential sources of funding. Notable among these potential sources of funding is the US Economic Development Administrations Comprehensive Economic Development Strategy program, which could provide funding for 50% to 80% of identified projects. Approximately \$490 million of the \$555 million in capital improvement projects are included in the Guam Comprehensive Economic Development Strategy, meaning Guam could apply for funding of \$245 million to \$390 million (50% to 80% of \$490million). Furthermore, Many of the projects described in the Implementation Plan will generate operating revenues. From parking meters and garage fees to league/field use fees at Central Park to bus fees, a variety of revenue opportunities will be available to HRRRA as a result of these operations. For example, the installation of parking kiosks will offer HRRRA to generate

revenues through parking fees. With a parking kiosk every 200 feet, and an average length per parking space of 25 feet, the meters could serve an estimated 288 cars. Assuming an average charge of \$1 per hour and revenue generation for an average of six hours each day, the meters could generate between \$450,000 and \$600,000 annually. Several parking garage projects will add 1,550 parking spaces. HRRRA will have the opportunity to generate parking revenues through hourly and/or monthly charges for these spaces. Assuming 300 users pay an annual fee of \$750 for "unlimited garage parking", revenue of \$225,000 would be generated. Additional hourly users paying an average fee of \$1.50 per hour for an average of six hours per day (300 days annually) would be an additional \$3.2 million. Total estimated parking garage revenues would be \$3.5 million annually. The development of a large-scale sports/entertainment venue is likely to generate significant revenues. However, without more specific information regarding the capacity/ design of the facility, and the expected programming or the venue, it is not possible to realistically estimate potential revenues. The Authority is actively seeking a grant to fund the Paseo De Susana Planned Development District Feasibility Study which would consider expanded economic uses to Paseo and the surrounding area. *In addition, while all HRRRA debts and debt services, according to law, is not a debt of the government of Guam, how will HRRRA attempt to operate similarly to an incorporated city without any property or income source? See 21 GCA REAL PROPERTY CH. 79 RESTORATION OF HAGÁTÑA § 79501. Real Property Tax on Improvements. All taxes assessed, levied and collected by the government of Guam by virtue of the Real Property Tax Law, on improvements, buildings and structures, to be constructed within the Project, over and above the real estate taxes currently assessed, levied and collected, shall revert to the Authority for its use and disposition.*

3. *While the conversation divide is pointed at topics like density and traffic, those are just subsets of the fundamental questions of "Who owns the city? and Who are we making the city for?" Is it about changing the landscape of a Hagåtña, and to whom will such change accommodate? It is not exclusively generational, nor is it rich versus poor. Nevertheless, Hagåtña property owners are not informed of how this vision and the approval of 8 total planned documents will impact their properties and traditional lifestyles. Has there been any realistic analysis of the impacts on property taxes and perhaps limitations to current buildings owned and lived over the last 50 years? See Introduction I.6-12 Community Engagement*
4. *HRRRA is a public corporation. The enabling law does not incorporate Hagåtña as a city similar to other city jurisdictions to enable a new governmental authority to usurp and provide "super" control of Hagåtña over the Mayor. Instead, the Authority divests the legal authority of the Mayor and will have super authorizations to tax and venture into bonds and loans without legislative or gubernatorial approvals. Does the plan explain this attribute? The Authority does not have authorization to implement new taxes. This is the authority of the legislature. See 21 GCA REAL PROPERTY CH. 79 RESTORATION OF HAGÁTÑA § 79303. Powers and Duties of the Authority.*
5. **The Legislature declares that a fundamental purpose for the redevelopment following § 79202 of Chapter 79, Title 21 GCA, is to expand the supply of low and moderate- income housing and expand jobless employment opportunities. Unfortunately, the current master**

plan does not thoroughly answer those questions but has incorporated superficial statements and does not elaborate or thoroughly discuss the concerns. As an alternative, has HRRA discussed this matter with adjacent mayoral districts as to how this requirement may be achieved towards supporting *Hagåtña's* development growth? The masterplan does, in fact, address the concerns with affordable housing in Hagatna (*Chapter 3, Land Use, Page 3-11*). The West Hagatna District is located between City Center District and Adelup, south of Marine Corps Drive. The district's location and developable land provide a solid foundation to grow and integrate new residential and mixed-use development. As this district becomes the primary residential focus for Hagatna residents, establishing the essential neighborhood amenities and a full range of housing options are crucial. In combination with affordable housing opportunities, establishing complete streets and trails that extend to the West Hagatna District create opportunities for residents to walk and bike throughout Hagatna. These easily accessible modes of transportation will make it possible to live in this district without relying on a vehicle to get around the city, providing more affordable living conditions. *Please also reference recommended actions under Chapter 1, Introduction, Page 1-12 "Encouraging Residential Growth, Bringing More Residents into Hagatna".*

6. BBMR submitted a Fiscal Note dated February 11, 2022. Additionally, BBMR provided a waiver to this requirement claiming that the Master Plan, Map Atlas, and Design Guidelines outlined in Bill 246 do not have a fiscal impact claiming that the Implementation Plan, in their view, would have a budgetary effect and is not a document for approval bill. The Implementation Plan, according to BBMR, would identify prioritized actions for HRRA, GEDA, and the Government of Guam to employ costs to implement the *Hagåtña* Master Plan having a fiscal impact.
 - a. The Master Plan creates a vision that guides how development is carried forward and will disallow certain activities that are inherently the "Today" makeup of *Hagåtña*, including public and private properties and assets.
 - i. For example, certain structures and activities may become a non-conforming use in *Hagåtña*, including government facilities. These may be costly government assets to sustain.
 - ii. The master plan does explain possible private land uses or structures that may become non-conformable becoming non-licensable when a heir assumes property ownership or may not become insurable as a non-permitted use or building.
 - iii. The Master Plan does not address land use transitional takings or discusses grandfathering existing use and structures that become non-conforming, especially for government-owned facilities such as pump and power substations.
 - iv. The Fiscal Note does not discuss the necessary expansion of HRRA for additional employees to carry forward the vision of the master plan when approved. **Additional investments (employees and resources) are discussed**

in the annual budget submitted by HRRRA and the Governor to the legislature every year.

7. The Fiscal Note waiver implies that the Implementation Plan is the sole source that would dictate expenditures by the Authority. The passage of the *Hagåtña* Master Plan entails additional investments that may require additional employees and resources as the contract with Matrix ends to fulfill the plan's mission. This is not discussed. Additionally, what is not discussed is the master plan's cost and investments required by the government. It has been previously discussed that full implementation is over a billion dollars. **Additional investments (employees and resources) are discussed in the annual budget submitted by HRRRA and the Governor to the legislature every year.**
8. *Please provide I Liheslaturan Guåhan with an officially dated copy received to I Liheslaturan Guåhan to move forward on Bill No. 246-36 (COR). When the Hagåtña Master Plan is resubmitted, a copy of the Governor's approval must be incorporated to enable I Liheslaturan Guåhan to determine when the clock begins on the 45-day and 2 legislative days required to approve the master plan.*
9. *What timeline is anticipated for the implementation of the Hagåtña Master Plan with five other documents that are not part of the wholistic approval of the entire master plan? The other documents that are not included with the last Hagåtña Master Plan consist of the following documents:*
 - a. *(pg. 1-1) New Alternative Plans – This document contains new alternatives to the land use plans and design concepts. (Could not locate its incorporation with the Governor's submission.)*
 - b. *(pg. 1-1) Zoning Code. Provides new regulations and teeth for the vision and framework for the Master Plan.*
 - c. *Implementation Plan. (pg. 1-2) Schedule identifying prioritized HRRRA actions with GEDA and the government of Guam.*
 - d. *(pg 1-2) Hagåtña River Flood Protection Study. Feasibility study with Army Corp. Flood Damage Reduction project and reducing flood zone of the Minondo River.*
 - e. *(pg 1-2) Hagåtña Restoration Organizational /Financial Construct. Organizational and funding mechanisms for plan implementation.*
 - i. *Have the consultants such a Matrix accomplished or finished these documents, and are they in draft form?*
10. (Pg 1-2). HRRRA's mission is to revitalize, promote, preserve & protect the heritage & economic vitality of Hagåtña. How will it integrate many post-war activities and buildings into its revitalization and redevelopment vision?
 - a. Is the plan intended to focus on Hagåtña's historic properties as a catalyst for redevelopment?

reviewed by the HRRRA subcommittee in the next few months. Until that time and a recommendation has been submitted to the HRRRA board of commissioners for approval and a public hearing takes place, the current zoning code will remain status quo.

b. *Will projects in Hagåtña, upon the approval of the Master Plan, fall under HRRRA review?*

c. *How will the HRRRA deal with the Guam Land Use Commission? The HMP does not restrict the application of existing Guam and applicable U.S. laws to the City of Hagåtña.*

i. *Will there be a conflicting authority in approving Zoning exceptions such as Conditional Uses, Variances for setback and height, and Zone Use Changes?*

ii. *Will there be conflicts in the approval process for new subdivisions?*

i. *Will HRRRA have a Zoning or Cartographic/Mapping expert on staff?*

ii. *Will there be any authority or conflicts with the Department of Land Management with mapping controls?*

d. *Instead of the current zoning law, will a different zoning standard be implemented to control land uses following the master plan approval? Approval of the Hagatna Master Plan (Land Use Plan), Design Guidelines, and Map Atlas does not change the current zoning code. The proposed zoning code is currently in draft form and will be reviewed by the HRRRA subcommittee in the next few months. Until that time and a recommendation has been submitted to the HRRRA board of commissioners for approval and a public hearing takes place, the current zoning code will remain status quo.*

i. *Will there be a separate zoning ordinance for the city of Hagåtña as opposed to the zoning law that is applied island-wide? Approval of the Hagatna Master Plan (Land Use Plan), Design Guidelines, and Map Atlas does not change the current zoning code. The proposed zoning code is currently in draft form and will be reviewed by the HRRRA subcommittee in the next few months. Until that time and a recommendation has been submitted to the HRRRA board of commissioners for approval and a public hearing takes place, the current zoning code will remain status quo.*

15. *The Hagåtña Mayor's Office has oversight of Hagåtña and reviews all projects over \$1,000,000, engaging the Municipal Planning Council (MPC) for review. Will the Hagåtña Mayor and the MPC be subordinate to the HRRRA? Approval of the Hagatna Master Plan (Land Use Plan), Design Guidelines, and Map Atlas does not change the current structure of government organization.*

- a. *Will there be conflicts with village event planning, maintenance control, or other authorities to the Mayor? How about the Carnival or other events sponsored by the government?* Approval of the Hagatna Master Plan (Land Use Plan), Design Guidelines, and Map Atlas does not change the current structure of government organization.
 - b. *Will the Mayor have complete control over the government assets and facilities under his control and purview?* Approval of the Hagatna Master Plan (Land Use Plan), Design Guidelines, and Map Atlas does not change the current structure of government organization.
 - c. *Will the Mayor remain in control of its use of non-appropriated funds?* Approval of the Hagatna Master Plan (Land Use Plan), Design Guidelines, and Map Atlas does not change the current structure of government organization.
16. *Will the implementation of the Hagåtña Master Plan involve any land taking or condemnation to achieve its goals? i.e., any bull cart trails such as those servicing homes between Fonte River behind Pigo Cemetery, limited access like the Perez House, properties along the court building cliff area, land alongside the proposed River Walk, private land that sits on existing Hagåtña streets, and roads, private property that has become submerged or on the beach...etc.?*
17. Public Law 24-110, passed in 1997, is the enabling act of HRRRA. It speaks of land condemnation and private property acquisition to achieve its intended purpose that private enterprise cannot accomplish. Does the Hagåtña Master Plan detail these concepts and follow through with the enabling intent of HRRRA so its purpose does not conflict with the mandates of Agencies and other laws such as the Guam Comprehensive Development Act?
18. One of the costly outcomes of revitalization and some of the failures confronted by many other master plans that introduce land use ordinances in a developed urban setting is costing to acquire properties and the use of property that is diminished and may judicially be considered a taking without compensation. *Has there been sufficient notice and education given to property owners of the consequences of change due to the Hagåtña Master Plan vision?*
19. What are the current flood zone insurance limitations for most of Hagåtña, and has the River Study been completed? Is the Army Corp of Engineers to fund this study? *The River study was terminated*
- a. Where will storm run-off be disposed of? See HMP Chapter 6: Infrastructure 6.6. See Map Atlas page 31
 - i. To the bay? (More Algae...)
 - ii. To the Swamp?

- i. Will the disposal of storm run-off from the roads and urban developments significantly impact the current ecosystem of swamp wetlands and watersheds of the Minondo and Fonte Rivers?
20. How will the Hagåtña Master Plan address side street parking requirements for existing and new structures? See HMP Chapter 5: Circulation
 - a. How may parking requirements limit future development with the approval of the master plan? See HMP Chapter 5: Circulation
21. How does the Hagåtña Master Plan resolutely address the implementation of affordable housing and job opportunities explicitly spelled out by law?
22. What is the current proposal to relocate the Treatment Plant? There is currently no proposal to relocate the wastewater treatment plant.
 - a. I understand it will cost over \$370 million to relocate to Piti?
 - b. Is this proposal shelved or placed in abeyance for consideration at a later time?
23. What is the proposal for the Plaza de España Palacio structure proposed on Legislative property and the current activities at Paseo?
 - a. Have approvals been obtained for the placement of the proposed Palacio?
24. How is the HRRRA control areas under the Port Authority Marina and the surrounding regions? The HMP is a comprehensive document providing a vision and framework for the future and provides direction when making decisions for the City of Hagåtña's future. The HMP establishes the goals, policies, and design guidelines to restore, redevelop and revitalize the City of Hagåtña while U.S. Federal and Guam statutory laws and regulation provide constructs to physically develop the City. The approval of the HMP does not replace any regulatory statute and defers to those existing U.S. and island wide regulations for planned development.
25. Hawaii has passed a law that no infrastructure can be built within a 1/2 mile from the shoreline because of Climate Change. Has the plan extensively studied this phenomenon? See Chapter 7 - Sustainability
26. How will the plan affect property owners located at the fringes of the swamp, which appear not to be affected by the Hagåtña Master Plan such as development, taxes, and building standards....example, those with private properties adjacent to that are not developed adjacent to Mayor's Office, Agana Springs, Fonte River, Minondo River? The HMP does not restrict the application of existing Guam and applicable U.S. laws to the City of Hagåtña.