

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
133-38 (COR)	Frank F. Blas, Jr.	AN ACT TO ADD A NEW §§ 66215, 66216, 66217, 66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE "PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025."	5/5/25 2:12 p.m. 5/15/25 2:42 p.m.	5/21/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 5/21/25 Waiver: 5/27/25	10/10/25 8:30 a.m.	5/1/26 As Amended.	

OFFICE OF THE VICE SPEAKER V. Anthony Ada


I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



April 30, 2026

Honorable Frank F. Blas, Jr
Speaker
Mina'trentai Ocho na Liheslaturan Guåhan
163 Chalan Santo Papa
Hagåtña, Guam 96910

VIA: Honorable V. Anthony Ada 
Chairperson, Committee on Rules

Re: Committee Report on Bill No. 133-38 (COR) As amended

Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on the **Bill No. 133-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – “AN ACT TO ADD A NEW §§66215, 66216, 66217, 66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.” - Frank F. Blas, Jr.

Committee votes are as follows:

- 2 TO DO PASS
- 0 TO NOT PASS
- 5 TO REPORT OUT ONLY
- 0 TO ABSTAIN
- 0 TO PLACE IN INACTIVE FILE



COMMITTEE ON RULES

RECEIVED:
April 30, 2026 1:23 p.m.
Marie Crisostomo

Si Yu'os ma'åse',



V. Anthony Ada

**OFFICE OF THE VICE SPEAKER
V. Anthony Ada**

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



COMMITTEE REPORT

Bill No. 133-38 (COR)

**As Amended by the Committee on Land, Environment, Housing,
Agriculture, Parks and Infrastructure**

Introduced by Frank F. Blas Jr.

“AN ACT TO ADD A NEW §§ 66215, 66216, 66217, 66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”

by Vice Speaker V. Anthony Ada

OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature


Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



April 27, 2026

MEMORANDUM

To: All Members
Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

From: Vice Speaker V. Anthony Ada 
Committee Chairperson

Subject: Committee Report on Bill No. 133-38 (COR) As amended

Transmitted herewith is the Committee Report on the **Bill No. 133-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – “AN ACT TO ADD A NEW §§66215, 66216, 66217, 66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”- Frank F. Blas, Jr.

This report includes the following:

- Copy of COR Referral of Bill No. 133-38 (COR)
- Notices of Public Hearing & Other Correspondence
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimonies & Supporting Documents
- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 133-38 (COR)
- Copy of Bill No. 133-38 (COR) As amended by the Committee
- Copy of Bill No. 133-38 (COR) Committee Markup
- Copy of Fiscal Note Waiver from Bureau of Budget and Management Research

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.

Si Yu'os ma'åse'



COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

May 21, 2025

To: **Rennae V. C. Meno**
Clerk of the Legislature

Attorney Darleen Hiton
Legislative Legal Counsel

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Referral of Bill No. 133-38 (COR)**

Håfa Adai,

As per my authority as Chairperson of the Committee on Rules and subject to 6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **Bill No. 133-38 (COR)** –Frank F. Blas, Jr. – “AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”

Please ensure that the subject bill is referred to the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure chaired by Vice Speaker V. Anthony Ada. I also request that the same be copied to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.





FIRST NOTICE of Public Hearing: October 10, 2025

Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov> Fri, Oct 3, 2025 at 8:57 AM
Bcc: phnotice@guamlegislature.gov, Elizabeth Napoli <efnapoli@ghura.org>, Fernando Esteves <fbesteves@ghura.org>, webmaster@ghura.org, vince.arriola@dpw.guam.gov, "Joseph M. Borja" <joseph.borja@land.guam.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>

FOR IMMEDIATE RELEASE

October 3, 2025

MEMORANDUM

To: All Senators, Stakeholders, Media
From: Vice Speaker V. Anthony Ada
Re: FIRST NOTICE of Public Hearing: October 10, 2025

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, October 10, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 133-38 (COR)** – Frank F. Blas, Jr. - AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”
- **Bill No. 150-38 (LS)** – Frank F. Blas, Jr. - AN ACT TO REZONE LOT NO. 5228-R4-R2-1 (PORTION) IN THE MUNICIPALITY OF BARRIGADA FROM AGRICULTURAL (“A”) TO LIGHT INDUSTRIAL (“M-1”).
- **Resolution No. 94-38 (COR)** – V. Anthony Ada, Christopher M. Dueñas, Vincent A.V. Borja, Sabrina Salas Matanane, Jesse A. Lujan, Shelly V. Calvo, Eulogio Shawn Gumataotao, Telo T. Taitague, William A. Parkinson - RELATIVE TO EXPRESSING THE SENSE OF I MINA’TRENTAI OCHO NA LIHESLATURAN GUÅHAN THAT THE GOVERNMENT OF GUAM, THROUGH THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA), PRIORITIZE THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDS AWARDED TO GUAM, AND TO RECOMMEND THAT NO LESS THAN TWENTY PERCENT (20%) OF SUCH FUNDS BE DEDICATED TO URGENT REPAIRS AT THE GUAM MEMORIAL HOSPITAL (GMH), GUAM DEPARTMENT OF EDUCATION (GDOE) SCHOOLS, AND VILLAGE FACILITIES UNDER THE PURVIEW OF THE MAYORS; AND TO SUBMIT THIS RESOLUTION AS PART OF THEIR FORMAL PUBLIC INPUT PROCESS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at vicespeakertonyada@guamlegislature.gov for further guidance.

The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's live feed. Written testimonies may be sent via email at vicespeakertonyada@guamlegislature.gov.

All government activities, programs, and services are accessible for people with disabilities in compliance with Title II of the Americans with Disabilities Act (ADA). Should you or interested parties require assistance or special accommodations to fully participate in this public hearing, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via email at vicespeakertonyada@guamlegislature.gov.

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Office of Vice Speaker V. Anthony Ada

38th Guam Legislature

I Mina'trentai Ocho Na Liheslaturan Guåhan

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

Phone: (671) 989-0855

Email: vicespeakertonyada@guamlegislature.gov

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4 attachments



2025-10-03 FIRST Notice .pdf

799K



Bill No. 133-38 (COR) Referred Version.pdf

1077K



Bill No. 150-38 (LS) Referred Version.pdf

943K



Res. No. 94-38 (COR).pdf

1715K

OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



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FIRST NOTICE of Public Hearing: October 10, 2025

FIRST NOTICE of Public Hearing: October 10, 2025

PUBLIC HEARING

Posted on: 10/03/2025 09:14 AM

Posted by: Erin Grajek, Committee Director

Public Hearing Date: 10/10/2025 08:30 AM

Department(s): [GUAM LEGISLATURE \(/notices?department_id=92\)](/notices?department_id=92)

Division(s): [OFFICE OF VICE SPEAKER V. ANTHONY ADA \(/notices?division_id=261\)](/notices?division_id=261)

Notice Topic(s): [PUBLIC HEARING \(/notices?topic_id=74\)](/notices?topic_id=74)

Types of Notice: [PUBLIC HEARING \(/notices?type_id=7\)](/notices?type_id=7)

For Audience(s): [PUBLIC \(/notices?public=1\)](/notices?public=1)

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FOR IMMEDIATE RELEASE

October 3, 2025

MEMORANDUM

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20133-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20133-38%20(COR)%20Referred%20Version.pdf)) – Frank F. Blas, Jr. - AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20150-38%20\(LS\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20150-38%20(LS)%20Referred%20Version.pdf)) – Frank F. Blas, Jr. - AN ACT TO REZONE LOT NO. 5228-R4-R2-1 (PORTION) IN THE MUNICIPALITY OF BARRIGADA FROM AGRICULTURAL (“A”) TO LIGHT INDUSTRIAL (“M-1”).

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([https://guamlegislature.gov/38th_Guam_Legislature/COR_Res_38th/Res.%20No.%2094-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/COR_Res_38th/Res.%20No.%2094-38%20(COR).pdf)) – V. Anthony Ada, Christopher M. Dueñas, Vincent A.V. Borja, Sabrina Salas Matanane, Jesse A. Lujan, Shelly V. Calvo, Eulogio Shawn Gumataotao, Telo T. Taitague, William A. Parkinson - RELATIVE TO EXPRESSING THE SENSE OF I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN THAT THE GOVERNMENT OF GUAM, THROUGH THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA), PRIORITIZE THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDS AWARDED TO GUAM, AND TO RECOMMEND THAT NO LESS THAN TWENTY PERCENT (20%) OF SUCH FUNDS BE DEDICATED TO URGENT REPAIRS AT THE GUAM MEMORIAL HOSPITAL (GMH), GUAM DEPARTMENT OF EDUCATION (GDOE) SCHOOLS, AND VILLAGE FACILITIES UNDER THE PURVIEW OF THE MAYORS; AND TO SUBMIT THIS RESOLUTION AS PART OF THEIR FORMAL PUBLIC INPUT PROCESS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

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OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

FIRST NOTICE AD – OCTOBER 3, 2025

FIRST NOTICE of Public Hearing: October 10, 2025

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INVOICE: I LIHESLATURAN GUAHAN-38TH GUAM LEGISLATURE



600 Harmon Loop Road Ste 102
Dededo, GU 96929
Tel: 671.637.5826
Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN
38TH GUAM LEGISLATURE
Attn: Accounting Department

DATE 10/01/2025
INVOICE NO. 2720-00025-0000M

Date(s)	Service Details	Amount
10/01/2025	COMMITTEE ON LAND, ENVIROMENT, HOUSING AGRICULTURE, PARKS AND INFRASTRUCTURE PUBLIC HEARING FIRST NOTICE: 10.03.25 (PH 101025) Please make check payable to: KUAM PAYMENT IS DUE UPON RECEIPT OF INVOICE. THANK YOU.	\$ 160.00
		\$ 160.00

Please pay
amount stated
above.

Should you have any questions please contact: 671-687-8879 or 671-635-5836.

OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature



Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

FOR IMMEDIATE RELEASE

October 8, 2025

MEMORANDUM

To: All Senators, Stakeholders, Media
From: Vice Speaker V. Anthony Ada
Re: SECOND NOTICE of Public Hearing: October 10, 2025

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SECOND NOTICE of Public Hearing: October 10, 2025

Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov> Wed, Oct 8, 2025 at 8:00 AM
Bcc: phnotice@guamlegislature.gov, Elizabeth Napoli <efnapoli@ghura.org>, Fernando Esteves <fbesteves@ghura.org>, webmaster@ghura.org, vince.arriola@dpw.guam.gov, "Joseph M. Borja" <joseph.borja@land.guam.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>, GERALYNN TENNESSEN <geralynn.tennessee@clb.guam.gov>, john.aguon@clb.guam.gov, info@guamcontractors.org

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Re: SECOND NOTICE of Public Hearing: October 10, 2025

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- **Bill No. 133-38 (COR)** – Frank F. Blas, Jr. - AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”
- **Bill No. 150-38 (LS)** – Frank F. Blas, Jr. - AN ACT TO REZONE LOT NO. 5228-R4-R2-1 (PORTION) IN THE MUNICIPALITY OF BARRIGADA FROM AGRICULTURAL (“A”) TO LIGHT INDUSTRIAL (“M-1”).
- **Resolution No. 94-38 (COR)** – V. Anthony Ada, Christopher M. Dueñas, Vincent A.V. Borja, Sabrina Salas Matanane, Jesse A. Lujan, Shelly V. Calvo, Eulogio Shawn Gumataotao, Telo T. Taitague, William A. Parkinson - RELATIVE TO EXPRESSING THE SENSE OF I MINA’TRENTAI OCHO NA LIHESLATURAN GUÅHAN THAT THE GOVERNMENT OF GUAM, THROUGH THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA), PRIORITIZE THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDS AWARDED TO GUAM, AND TO RECOMMEND THAT NO LESS THAN TWENTY PERCENT (20%) OF SUCH FUNDS BE DEDICATED TO URGENT REPAIRS AT THE GUAM MEMORIAL HOSPITAL (GMH), GUAM DEPARTMENT OF EDUCATION (GDOE) SCHOOLS, AND VILLAGE FACILITIES UNDER THE PURVIEW OF THE MAYORS; AND TO SUBMIT THIS RESOLUTION AS PART OF THEIR FORMAL PUBLIC INPUT PROCESS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at vicespeakertonyada@guamlegislature.gov for further guidance.

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Office of Vice Speaker V. Anthony Ada

38th Guam Legislature

I Mina'trentai Ocho Na Liheslaturan Guåhan

Guam Congress Building, 2nd Floor

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4 attachments



2025-10-08 SECOND Notice .pdf

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Bill No. 133-38 (COR) Referred Version.pdf

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Res. No. 94-38 (COR).pdf

1715K

SECOND NOTICE of Public Hearing: October 10, 2025

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PUBLIC HEARING

Posted on: 10/08/2025 08:30 AM

Posted by: Erin Grajek, Committee Director

Public Hearing Date: 10/10/2025 08:30 AM

Department(s): **GUAM LEGISLATURE** (/notices?department_id=92)

Division(s): OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division_id=261)

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FOR IMMEDIATE RELEASE

October 8, 2025

MEMORANDUM

To: All Senators, Stakeholders, Media
From: Vice Speaker V. Anthony Ada
Re: SECOND NOTICE of Public Hearing: October 10, 2025

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· **Bill No. 133-38 (COR)**

([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20133-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20133-38%20(COR)%20Referred%20Version.pdf)) – Frank F. Blas, Jr. - AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20150-38%20\(LS\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20150-38%20(LS)%20Referred%20Version.pdf)) – Frank F. Blas, Jr. - AN ACT TO REZONE LOT NO. 5228-R4-R2-1 (PORTION) IN THE MUNICIPALITY OF BARRIGADA FROM AGRICULTURAL (“A”) TO LIGHT INDUSTRIAL (“M-1”).

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([https://guamlegislature.gov/38th_Guam_Legislature/COR_Res_38th/Res.%20No.%2094-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/COR_Res_38th/Res.%20No.%2094-38%20(COR).pdf)) – V. Anthony Ada, Christopher M. Dueñas, Vincent A.V. Borja, Sabrina Salas Matanane, Jesse A. Lujan, Shelly V. Calvo, Eulogio Shawn Gumataotao, Telo T. Taitague, William A. Parkinson - RELATIVE TO EXPRESSING THE SENSE OF I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN THAT THE GOVERNMENT OF GUAM, THROUGH THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA), PRIORITIZE THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDS AWARDED TO GUAM, AND TO RECOMMEND THAT NO LESS THAN TWENTY PERCENT (20%) OF SUCH FUNDS BE DEDICATED TO URGENT REPAIRS AT THE GUAM MEMORIAL HOSPITAL (GMH), GUAM DEPARTMENT OF EDUCATION (GDOE) SCHOOLS, AND VILLAGE FACILITIES UNDER THE PURVIEW OF THE MAYORS; AND TO SUBMIT THIS RESOLUTION AS PART OF THEIR FORMAL PUBLIC INPUT PROCESS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

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OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

SECOND AD NOTICE – OCTOBER 8, 2025

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600 Harmon Loop Road Ste 102
 Dededo, GU 96929
 Tel: 671.637.5826
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN
 38TH GUAM LEGISLATURE
 Attn: Accounting Department

DATE 10/06/2025
INVOICE NO. 2720-00026-0000M

Date(s)	Service Details	Amount
10/08/2025	COMMITTEE ON LAND, ENVIROMENT, HOUSING AGRICULTURE, PARKS AND INFRASTRUCTURE PUBLIC HEARING SECOND NOTICE: 10.08.25 (PH 101025) Please make check payable to: KUAM PAYMENT IS DUE UPON RECEIPT OF INVOICE. THANK YOU.	\$ 160.00
		\$ 160.00

Please pay amount stated above.

Should you have any questions please contact: 671-687-8879 or 671-635-5836.



OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

Public Hearing

Public Hearing Room · Guam Congress Building
Friday, October 10, 2025 · 8:30 am

Agenda

Bill No. 133-38 (COR) – Frank F. Blas, Jr. - AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”

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- Frank F. Blas, Jr.

NAME	AGENCY/ ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. <i>J.P. Abun</i>	<i>CLB</i>	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
2. <i>JOSEPH ARRIOLA</i>	<i>CONTRACTOR</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input checked="" type="checkbox"/>	[REDACTED]
3.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
4.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
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8.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
9.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
10.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



OFFICE OF THE VICE SPEAKER

V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

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- Frank F. Blas, Jr.

NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. NICHOLAS NADEAU	GSE	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
2. JAMES BRUNDAGE	GSE	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
3. Desiree Lizama	GCA	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input checked="" type="checkbox"/>	[REDACTED]
4. FRANK A.J. PEREZ	ARP	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
5. JOE ROBERTO	PERSONAL & GCA	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input checked="" type="checkbox"/>	[REDACTED]
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V. Anthony Ada

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NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. MARK MAMEZANE	BLACK COWS	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
2. MATTHEW HUOTE	GCA	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input checked="" type="checkbox"/>	
3. DESIREE LIZAMA	GCA	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input type="checkbox"/>	
4. JOE ROBERTO	GCA	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input checked="" type="checkbox"/>	
5.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
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10.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



Guam Contractors Association



THE HONORABLE V. ANTHONY ADA
Chairperson, Committee on Land, Environment,
Housing, Agriculture, Parks, and Infrastructure
I Mina' Trentai Ocho Na Liheslaturan Guåhan
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

RE: TESTIMONY IN SUPPORT OF BILL NO. 133-38 (COR)
"Permit Applications Review and Conditional Approval Act of 2025"

Håfa Adai, Vice Speaker Ada and Honorable Senators of the 38th Guam Legislature:

My name is **Matthew Hunter**, and I serve as **Chairman of the Guam Contractors Association (GCA)**. On behalf of our members, I want to express our sincere appreciation for the opportunity to provide testimony on **Bill No. 133-38 (COR)**. The Guam Contractors Association **strongly supports this legislation** as a meaningful and necessary step toward addressing the long-standing and critical backlog in Guam's permit review process.

This bill represents an **innovative and practical approach** to moving construction projects forward while preserving proper regulatory oversight. For too long, the permitting process has been plagued by delays that are not just inconvenient—they are **crippling our island's progress**. A process that should take **two to six weeks** is currently taking **twelve to eighteen months** in many cases. This is simply unacceptable.

The backlog in the permit review process is not a minor administrative issue. It is a **major obstacle to economic development, housing availability, and infrastructure improvement** across our island. As the legislation correctly identifies, extended delays ranging from weeks to years have real and damaging impacts, including:

- **Escalating project costs**, which are ultimately borne by applicants, developers, and eventually the community.
- **Delays in economic benefits**, such as job creation, tax revenue, and community development.
- **Postponed solutions to Guam's urgent housing shortage**, which affects residents at every level.

While GCA supports the intent and objectives of Bill 133-38, we believe that **targeted revisions** will strengthen its effectiveness and ensure that it achieves its goals without compromising **public safety, environmental protection, or agency funding**. Specifically, we recommend that the bill:

A Proud Member





Guam Contractors Association



- Establish **clear timelines and procedural frameworks** to create accountability and predictability in the permitting process.
- Provide **more precise definitions and criteria**, particularly around **permit due dates** and the **qualifications of third-party certifiers**, to ensure consistent standards and regulatory compliance.

We will be submitting suggested language to the Committee to address these points and to help refine the legislation.

The Guam Contractors Association is committed to **working in good faith** with the Legislature, regulatory agencies, and other stakeholders to ensure this bill is thoughtfully implemented. Our goal is not only to **support this legislation** but to **be part of the solution**. By working together, we can create a **modern, efficient, and accountable permit review system** that serves the needs of our island, **stimulates economic growth**, and **protects our community and environment**.

Thank you for your time, attention, and leadership on this critical issue. We appreciate your efforts to address a challenge that affects every sector of our island's economy and every member of our community.

Sincerely,

Matthew Hunter
Chairman and CEO
Guam Contractors Association

A Proud Member



October 10, 2025

Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

Hafa Adai and Good morning Senators:

I am Mark Mamczarz, a Vice President of Black Construction Corporation. Although this issue impacts Black, I am not necessarily here to represent the Company. Rather, I was asked by Guam Contractors' Association to present an overview of the situation and impacts of Bill No. 133-38. I was first nominated to the Guam Contractors' Association Board of Directors in 1986 and have remained active for the last 40 years. I have spoken to various Legislative Committees perhaps 75 times under a variety of hats.

The issues revolving around construction permits go back decades. I can recall meeting with Governor Joseph Ada in the early Nineties. I remember the meeting because afterwards we sat and had a few beers in his office. The Governor and his Chief of Staff were discussing how many senators should be in the Legislature. The Governor wanted 21 to assure diversity. His Chief of Staff, Mark Forbes, argued for 15 to allow the process to be expedited. Ultimately, after becoming Senator Forbes, he was able to reduce the number of Senators from 21 to 15. It was my baptism into politics and how this body functions.

I am here to speak to the need of the bill and not necessarily to the actual substance. I have watched hundreds of raw bills come before this body and be reshaped by this legislative body. I recognize the need for checks and balances, but I have often seen changes that make the original concept impossible to implement. The costs of the checks and balances often outweigh the benefits. All I ask is that this body remembers the purpose of this bill is to expedite the processing of permits through Guam Environmental Protection Agency.

I just indicated that I was going to only discuss an overview, but I think that it is appropriate to know that in the past five years Black has had three projects that were stuck at GEPA for more than six months. 90-120 days are not uncommon. We do have examples of the process taking 30 days. These delays are not during the actual design phase, but after 100% Drawings stamped by Professional Architects and/or Engineers are presented to GEPA.

When there is a delay at GEPA every part of the private sector is impacted. First, employees sit at home waiting for the project to start. There are losses and disruption for the construction companies, homeowners cannot move into their new homes, new businesses cannot open their doors to the public, and landlords cannot lease space. All of these issues impact the economy of Guam, often more than meets the eye.

The next challenge is that GEPA is understaffed. Finding qualified staff is a challenge. GEPA is challenged by limitations of GovGuam pay scales. In FY2024 the Head of GEPA base pay was \$97,000. Black has 6-8 Environmental Staff with the head being paid more than \$150,000. Black has around 60 employees that are paid more than the Director of GEPA. At the professional level GovGuam cannot compete with the private sector. Just think about \$600,000 a year for professional contracts with Doctors at GMH.

Each project is different, and its needs are different. The concept is to develop a method to accelerate the review project. The cost of paying private sector wages to expedite projects is often less than the impacts of delays. By allowing projects to utilize third-party resources, it should reduce the burden for all contractors working with GEPA. The impact of delays will only increase the cost of doing business outside the fence.

Over the past 4-5 years the Construction Industry has been devoted to Camp Blaz. There are two major causes for this concentration of the industry. First, risk associated with Military Construction is significantly lower. One of the primary factors is that the Federal Government pays within 14 days of the invoice. Contractors are required by federal law to pay their employees weekly. Carrying an extra 2-6 weeks of payroll is a huge burden on many construction Companies. The other factor is labor. There are clear regulations for obtaining h2-b's. Technically, the rules for inside the fence and outside the fence are the same. The sticking point is that the contractor must demonstrate that requirement is associated with military activities. Inside the fence a construction contract with the Navy fulfills this requirement. Outside the fence, demonstrating this relationship is more complicated, especially for private sector projects.

I will divert from Bill No. 133-38. The industry needs the assistance of GovGuam to support the need for projects outside the fence. A report from an agency such as GEDA that describes impacts of Camp Blaz would assist smaller contractors in justifying projects related to the buildup. It was recognized in the original Camp Blaz EIS that impacts outside the fence were all encompassing. Many smaller contractors do not know how to explain that a single home is needed to support the buildup. As we all know, we need thousands of homes to support the buildup.

There are three major factors that have made the requirements outside the fence imperative. The first is normal rehab and maintenance. Guam Memorial Hospital is not the only structure on Guam that has outlived its useful life. The emphasis on Camp Blaz has created a huge backlog of the rehab and maintenance of infrastructures and buildings outside the fence. The second is the growth of the military. The addition of 10,000 people will require new commercial space, warehouse space and other support services. Finally, Guam already has an existing housing project let alone adding 4,000-5,000 units to support the growth in the military population.

At some point, the construction work outside the fence will exceed military construction. These projects need to be expedited for the sake of the People of Guam. The Navy has some form of a Memorandum of Understanding with GEPA and inserted staff into GEPA to expedite processing. Unfortunately, from the industry's perspective this has actually slowed the process as it has turned out to just add another layer of bureaucracy. I would like to reemphasize an earlier comment: All I ask of this body is to remember the purpose of this bill is to expedite the processing of permits through Guam Environmental Protection Agency.

Thank you,



Mark J. Mamczarz

OFFICE OF THE VICE SPEAKER V. Anthony Ada


I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



COMMITTEE VOTE SHEET

Bill No. 133-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure - AN ACT TO ADD A NEW §§ 66215, 66216, 66217, 66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.” - Frank F. Blas, Jr.

	SIGNATURE/ DATE OF SIGNATURE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
Vice Speaker V. Anthony Ada Chairperson	 04/27/26	✓				
Senator Christopher M. Dueñas Vice Chairperson	EVOTE 04/28/26			✓		
Speaker Frank F. Blas, Jr. Member	EVOTE 04/27/26	✓				
Senator Sabrina Salas Matanane Member	EVOTE 04/28/26			✓		
Senator Shelly V. Calvo Member						
Senator Vincent A.V. Borja Member	EVOTE 04/28/26			✓		
Senator Sabina F. Perez Member						
Senator Chris Barnett Member	EVOTE 04/27/26			✓		
Senator Tina Muña Barnes Member						
Senator Joe S. San Agustin Member	EVOTE 04/27/28			✓		



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 133-38 (COR)

Senator Chris Duenas <senator.duenas@guamlegislature.gov>

Tue, Apr 28, 2026 at 8:59 AM

To: "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

To Report Out Only



Office of Senator Christopher M. Dueñas

Chairman, Committee on Finance and Government Operations

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URGENT REQUEST for Evote: Bill No. 133-38 (COR)

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Mon, Apr 27, 2026 at 10:19 AM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas

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Hafa Adai,

To report out only.

Si Yu'us Ma'ase

[Quoted text hidden]

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The Office of Senator Chris Barnett

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URGENT REQUEST for Evote: Bill No. 133-38 (COR)

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Mon, Apr 27, 2026 at 10:05 AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Håfa Adai,

TO DO PASS on Bill No. 133-38 (COR).

[Judy Shockley](#)

Office Administrator



Office of Speaker Frank F. Blas, Jr.

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URGENT REQUEST for Evote: Bill No. 133-38 (COR)

Joe S. San Agustin <senatorjoessanagustin@gmail.com>

Mon, Apr 27, 2026 at 11:10 AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

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To Report Out Only

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38th Guam Legislature

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 133-38 (COR)

Office of Legislative Secretary Senator Sabrina Salas Matanane

Tue, Apr 28, 2026 at 9:10

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AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>,

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Office of Legislative Secretary

SENATOR SABRINA SALAS MATANANE

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 133-38 (COR)

Senator Vince Borja <vince.borja@guamlegislature.gov>

Tue, Apr 28, 2026 at 9:18 AM

Reply-To: Senator Vince Borja <vince.borja@guamlegislature.gov>

To: vicespeakertonyada@guamlegislature.gov

Cc: senator.duenas@guamlegislature.gov, speakerblas@guamlegislature.gov, office.senatorbri@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, office.senatorperez@guamlegislature.gov, senator.munabarnes@guamlegislature.gov, malafunkshun@guamlegislature.gov, senatorjoessanagustin@gmail.com, vicespeakertonyada@guamlegislature.gov

To Report Out Only.

Respectfully,



Office of Senator Vincent A.V. Borja

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38th Guam Legislature

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OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

COMMITTEE REPORT DIGEST

I. OVERVIEW

Bill No. 133-38 (COR) was introduced on **May 15, 2026**, by **Speaker Frank F. Blas, Jr.** and was subsequently referred by the Committee on Rules to the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure on **May 21, 2025**.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure convened a public hearing on **October 10, 2025, at 8:30 am** at the Public Hearing Room of the Guam Congress Building.

Public Notice Requirements

Public Hearing notices were disseminated via **e-mail** to all senators and all main media broadcasting outlets on **October 3, 2025** (5-Day Notice), and again on **October 8, 2025** (48-Hour Notice).

Senators Present

Vice Speaker V. Anthony Ada, Chairman – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure
Senator Frank F. Blas, Jr., Author/Committee Member
Senator Christopher M. Dueñas, Committee Vice Chairman
Senator Telo T. Taitague
Senator Therese M. Terlaje

Attendees

Desiree Lizama – Guam Contractors Association
Mark Mameczarz, Vice President – Black Construction Company
Matthew Hunter, Chairman – Guam Contractors Association
Joseph Arriola
Joe Roberto

Written Testimony Provided by

Matthew Hunter, Chairman – Guam Contractors Association
Mark Mameczarz, Vice President – Black Construction Company

II. SUMMARY OF TESTIMONY & DISCUSSION

The **public hearing** was Called-to-Order at **[8:30 am]**

Vice Speaker V. Anthony Ada, Chairman – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure: Háfa Adai and good morning. This public hearing conducted by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure is called to

order, and the time is now 8:30 a.m. Today's date is Friday, October 10th, 2025. Notice of the hearing was disseminated to all local media outlets on October 3rd, 2025, with a second notice provided on October 8, 2025. Notice of the hearing was also made known on the Guam Legislator's website and the Government of Guam Public Notices Portal. This morning, the Committee hears testimony on Bill No. 133-38, an act to add a new section 66215, 66216, and 66217 to Article 2, Chapter 26, Title 21 of Guam Code Annotated, relative to authorizing the use of third-party assistance in the permit application reviews to establish conditional approval for permit applications and to cite this act as the permit applications review and conditional approval act of 2025 and this was introduced by Speaker Frank F. Blas also, we'll be hearing Bill No. 150-38 (LS) and this is an act to rezone lot number 5228-R4-R2-1 portion in the Municipality of Barrigada from agriculture to the light industrial zone, M1, and then finally we will be hearing on Resolution 94-38 (COR), and this is relative to expressing the sense of I Liheslaturan Guåhan, that the Government of Guam through the Guam Housing and Urban Renewal Authority, prioritize the allocation of community block grant disaster recovery funds awarded to Guam and to recommend that no less than 20% of such funds be dedicated to urgent repairs at the Guam Memorial Hospital, Guam Department of Education, schools and village facilities under the purview of the mayors and to submit this resolution as part of their formal public input process required by the U.S. Department of Housing and Urban Development Renewal.

Before we begin, I would like to go over the general rules of conduct. Individuals testifying shall first be recognized by the Chair before speaking and shall state their name for recordkeeping purposes. Questions and testimony shall be confined to the substance or nature of the agenda. Personal inference as to the character or motive of any senator or individual testifying is not permitted. The Chairperson of the Committee may request the removal from any member of I Liheslaturan Guåhan who fails to observe property decorum pursuant to the 38th Guam Legislature standing rules, any violation of this general rule of conduct will result in their removal. Now we'll proceed to hearing Bill No. 133-38 (COR), introduced by Speaker Frank F. Blas Jr. Mr. Speaker you're you can give your opening.

Speaker Frank F. Blas, Jr. – Primary Author: Thank you very much Mr. Vice Speaker and welcome to my colleagues that I want to thank also former Speaker Therese Terlaje who's also here today, thank you very much ma'am. Mr. Chair Bill 133-38 (COR), is a bill that is a product of a commission that the Legislature have permitted me to enact or to put together which is the business policy review commission and in those discussions, one of the primary concerns and one of the largest concerns was basically the procurement procedures that occur with the Government of Guam and furthermore was the permitting processes that were required for businesses to either begin their work or to continue their work and in that one of the things that the discussions that was had was the amount the inordinate amount of time it took for the permitting process to be able to go through, the government that cost businesses huge amounts of funding to the point where there were some businesses that had to basically stop what they were doing because the process was taking too long and the costs associated with that delay was eating into the monies necessary to do the project, to do the work, so as a result of those conversations, one of the this bill proposes a basically some assistance not just to the businesses but to the government entities who require these applications and these permits and it provides that these permits or this process has what we call a shot clock provision. In other words, the agency the entity would have a certain period of time that they would need I mean that to be able to process their applications and put out the permits and that if it does not meet the timeline which is in this case 90 days the permit will then be conditionally provisionally approved.

However, the process for the permits and everything would still continue and should the, through that process you know the application will not be or the permit will not be issued then it can be retracted. However, there is also another provision where it provides the authorization for third party assistance. There has been already practice with, in certain entities in certain institutions of allowing the businesses to provide assistance to the permitting entity by providing them the resources the manpower and resources necessary to complete and the application process and that these third party providers would

actually work in concert with in coordination with the permitting entities and the third party is actually paid for by the companies who are hiring, who want to seek the assistance of the third party entity, so that's what this is for Mr. Speaker, Mr. Chair and I would permit and I would like to hear the testimony from those that are here to be able to speak to this. Before I do that, again, once again, I want to thank the members that are here to be able to provide testimony as well as the conversations that permitted, you know, that led to the creation of this bill through the business policy and review conversations as well as the procurement conversations and some that resulted as a result of those conversations. Thank you very much, Mr. Chair.

Chairman Ada: Thank you, Mr. Speaker, and also welcome Senator Terlaje for being with us this morning. If there's anyone who would like to testify on Bill No. 133-38, I please kindly welcome you to the table so that you'll be able to provide your testimony. I know there was several of you that wanted to come up. So, we got enough seats for everyone whoever be. Good morning again everyone just as you begin your testimony to please state your name and where you're from so that we'll be able to keep that for record keeping purposes and we'll go ahead and start with the ladies first as always. Thank you ma'am.

Ms. Desiree Lizama – Guam Contractors Association: Thank you vice speaker an uh speaker blah and Senator Terlaje. I'm Desiree Lizama, President of the Guam Contractors Association. Thank you for the opportunity to provide testimony on bill 133-38, Permit Applications Review, and Conditional Approval Act of 2025. The Guam Contractors Association supports this legislation with a few revisions as a meaningful step toward addressing the backlog in Guam's permit review process. I have a few general comments about the legislation. GCA members here today will be adding more information in their testimony. The bill this bill represents an innovative approach to advancing construction projects while maintaining proper regulatory oversight. We believe that with thoughtful revisions, additional frameworks, and a funding mechanism for the agency, this legislation can be strengthened to better serve our community while ensuring safety, environmental protection, and agency support. The current permit review backlog is not merely an administrative inconvenience. It represents a significant barrier to economic development, housing availability, and infrastructure improvement in Guam. As the legislation correctly identifies, delays ranging from weeks to years result in increased project costs absorbed by applicants, delayed economic benefits to our community, and postponed solutions to our housing shortage. This bill introduces two complimentary processes that addresses these challenges. One, third-party certification process. This authorize authorizes qualified third-party entities to assist in permit reviews that can significantly reduce the burden on understaffed regulatory agencies while maintaining professional standards. Conditional approval framework. This approval provision creates accountability and ensures that applications move forward in a timely manner, preventing projects from languishing indefinitely in a review process. While the GCA supports this the bill, we believe revisions are necessary to ensure the legislation achieves its goals without compromising public safety, environmental protection or agency funding. One, we recommend adding funding a funding mechanism to the agency. If the applicant decides to follow the third-party certification route, much like the automobile registration, a new fee can be established that could benefit the agency. And two, we recommend timelines and frameworks. The legislation is a little broad in its language. We recommend a few new definitions and procedures concerning permit due dates and who would qualify as a third-party certifier to ensure full regulatory comp compliance. We will suggest uh suggesting language to the committee about the above points soon. The Guam Contractors Association is determined to work in good faith with this committee and the regulatory agencies to refine this legislation and ensure its successful implementation. We want to be a part of the solution and we believe that together we can permit we can create a permit review system that serves Guam's needs while protecting our community and environment. Thank you for your consideration.

Chairman Ada: Thank you, Ms. Lizama, for your testimony. Sir, you can go ahead and proceed.

Mr. Mark Mamczarz, Vice President – Black Construction Company: [written testimony presented orally]

Chairman Ada: Thank you, sir, for your testimony. We'll go ahead and go with the.

Mr. Matthew Hunter, Chairman – Guam Contractors Association: [written testimony presented orally]

Vice Speaker Ada: Thank you, sir, for your testimony this morning. We'll go ahead and proceed now with the.

Mr. Joseph Arriola: Good morning, Mr. Chair, Mr. Speaker, Madam Senator, I thank you for the opportunity to provide my testimony in support of Bill 133-38 (COR), the Permit Applications Review and Conditional Approval for 2025. This proposed legislation aims to resolve persistent concerns.

Vice Speaker Ada: Can you go ahead and state your name and where you're from for the record?

Mr. Arriola: I thought I did?

Vice Speaker Ada: No problem.

Mr. Arriola: Joseph Arriola, contractor. This proposed legislation aims to resolve persistent concerns voiced by residents, business owners, and contractors throughout Guam regarding administrative delays that hinder progress, restrict innovation, and undermine trust in public institutions. Permit review should be completed within several days or weeks. Frequently, it extends over several months, sometimes even up to a year or beyond. Inadequate feedback and insufficient accountability often compounds such delays. To summarize the key provisions of Bill 133-38, authorization of qualified third-party reviewers to assist agencies thereby expediting backlog reduction while maintaining regulatory compliance. Introduction of conditional approvals enabling applicants to continue addressing minor outstanding issues while progressing with their plans. This bill represents more than a procedural change that signifies a pivotal cultural shift towards responsiveness and reform. To further strengthen this initiatives, additional measures should be considered requiring agency to public agencies to publicly disclose average permit processing times and establishing a dashboard to track approvals, delays, and third-party review usage. would promote both transparency and efficiency. Excessive delays such as small businesses waiting six months or longer for permits reflect deep-seated inefficiencies and inequitable practices. When families confront administrative obstacles that suspend construction projects, it points not only to bureaucratic inertia but also to unfulfilled commitments. The passage of this legislation would be instrumental in remedying these issues and I urge its adoption accompanied by robust provisions for transparency and timeliness. Guam must aspire to be a jurisdiction where permit processes facilitate rather than obstruct progress, ensuring transparency as the rule, not the exception. Inter-agency sign-off, multiple agencies including but not limit to DPW, Guam EPA, Guam Fire Department, village mayors, highways division, Land Management, and the state historical preservation. They all require approval. Delays in any individual office can stall the entire process. The absence of digital tracking and transparency, applicants frequently report uncertainty regarding the status or next steps of their application. The lack of a centralized dashboard allows delays to persist unnoticed for extended periods. Staffing shortages and backlogs. Agencies such as DPW and Guam EPA routinely experience limited staffing resulting in lengthy review cues. Manual systems and paperwork dependence on physical documents and in-person routing slows operations and increases the likelihood of lost file or miscommunication which has happened. For instance, securing a building permit for a two-story single-family residence in Mallesso took approximately one year to obtain final approval. This protracted process caused considerable uncertainty for the owners. As the contractor of record, we are held responsible when clients grow frustrated with such delays.

Recommendations, central digital permit system. Okay and I'm going to skip over this other one. The enable third party technical review authorizes certified engineers or architects for code and structural assessment and accelerate processing and reduce agency backlogs. We need to facilitate interagency coordination, allow concurrent reviews across agencies, assign permit coordinators to oversee applications, and resolve the bottlenecks, publish regular transparency reports, monthly updates on timelines, performance metrics, and backlogs. Standardize agency requirement, establish unified checklist to simplify processes and eliminate redundancy. Empower mayors with defined timelines, mandate mayoral reviews within 15 business days. Escalate unresolved cases back to DPW. Permitting sequence sequential order is required such as obtaining department of Land Management clearance before technical divisions at DPW can begin their review. This contributes to bottlenecks in the permitting process. I would like to show the permitting process. Here we have the first page is we fill this out. We the contractor, very simple, we can do it in about five minutes or even less. Right. On the second page, bottom of the page is where all the agencies that we have to go through. Okay. Some agencies would not entertain you until you finish a certain agency. Highway Division will not entertain you unless you go to Land Management. Okay, so that process in between we would leave it at say for instance at Land Management or Highway Division and it stays there for a while. We call; we check it's not ready. It's not their fault, okay. We're not blaming the individuals not here. It's the system that we have. Thereafter this top portion here goes back to DPW engineering. They will not entertain us until all of this is filled. Okay, that process takes a while. One of the longest one and again I'm not blaming the individuals, but we do have a problem with the EPA, and I think the problem with EPA is lack of manpower. It's not the process. They try; they do their best to do what to expedite the process. Okay. So, this is the process we have to go through. The last one we did, it took a year before we even got it, go back and before we even got the permit. We caught hell for that. All right. So, all right. So, let's clear the air. It is important to acknowledge the dedication and professionalism exhibited by agency personnel. Delays are rarely the result of individual shortcomings. Instead, they often stem from systemic challenges, insufficient staffing, and operational inefficiencies inherent in the front lines. Conditional approvals and third-party reviews such as provided in Bill 133- 38(COR), present viable solution to the systemic deficiencies if enacted. Thank you for the opportunity and I kindly urge and request that we pass this bill.

Chairman Ada: Thank you, sir, for your testimony. I also like to welcome the Vice Chair of the Committee, Senator Chris. Thank you, Senator, for being here. Sir, you can go ahead and proceed with testimony. Don't forget to state your name. And where you come from.

Mr. Joe Roberto: Good morning, everyone. Uh, my name is Joe Roberto. I come on two parts, but at the same time, thank you for allowing me the opportunity to speak Mr. Chair, Vice Speaker Anthony Ada, Speaker Frank Blas, Senator, former Chair Therese Terlaje, and Vice Chair Christopher M. Duenas. Guåhu si Joe Roberto. I grew up on a farm down in Ipan and I have no additional education other than going to GCC, graduating from there with on welding, but I've learned a lot through the years and I was I am currently the immediate past chair for the Guam Contractors Association and working with a great bunch of guys men and women in the organization and it allowed me the opportunity to meet a lot of people. Now I'm here on a personal note because what Mr. Arriola just shared. I tried in 2016 almost 10 years ago. I bought a piece of property and wanting to build a house on it and because of what I've learned, and I went to I'm trying to do this on my own learning. I was a member of the GCA asking a lot of questions, so I go to DPW and I see that same form he just shared and I'm like, "OMG, what do I do? where do I go? How do I do this?" "Oh, yeah. No, no problem. Just fill out your name, this and that" and I said, "Okay, not so bad" and then I started the process and you know, I work full-time. I have at that time four kids in school and my wife also works. So, you're doing this when you can, not I'm not a contractor where that's my profession. I do it every single day and I do it when I can. So, time goes by, bought the piece of property, trying to pay it down, and I'm learning this. I'm going through the different departments, and then like what Mr. Arriola had just shared, I had to go to step one, two, three, and then along the way as a person trying to build this house, I run into

these stumbling blocks and at that time, it was SHPO and even though I knew some people, I'm asking, "Man, what's going on?" and I go, "What are you talking about butterflies and snails and this and that? I'm trying to build a house" and then it was such a learning experience and I said, "Okay, let's set the um let's set the appointment to go there." So, months later, finally, I get an inspector to go see the property and then he looks down on the ground and we're about maybe 20 ft away from Route 4 and he looks down and he goes, "Man, Mr. Roberto, I think I see an ancient stream here" and I said, "Are you kidding me? An ancient stream? I see trash. I see tin. I see that house over there, but I could spit at it. And then five other houses over here. I see the remnants of the contractors throwing their stuff here or the property owners, whoever, but I see all these bottles and cans that I got to clean up now and you see an ancient stream?" I said this is not right, so at the time Mark Joseph I sent emails and I sent it to senators I believe and just trying to make a point here that I'm trying to build a house. Now time goes by and I'm going through this and I give up. I said, "Honey, this is not happening. I'm going to, I need to step away and then I cool down. Months later, going back to work, trying to make things happen. I go, "Okay, I'm going to start again." I go back to DPW and I say, "You know, I filled out this application." "Oh, no, Mr. Roberto, did you get a number?" I said, "What number are you talking about?" and then they go, "A permit number?" I said, "Oh, so I could use the same one?" "Oh, yeah" and then I get it. I go back. "Oh, sorry. You got to get past SHPO," I said, "No, I'm not getting past SHPO, I already did" and said, "Mr. Roberto, I'm sorry. You got to go through there first," and I said, I got so frustrated and at the time, my kids are getting older now and I said, "What's going on?" and at that time, it was former Governor Gutierrez and I forgot his attorney. They you guys created some sort of a committee of sorts about the issue of SHPO and trying to move forward and I went online and I complained and I said, "I'm just a person trying to build a house and this is going towards 2020." My daughter is about to graduate from her high school, and she adamantly wants to go to college not here on Guam but off island and it came to a point where I'm having to save up so much money. Work, save, work, save, work, save and then it came to a point where again I gave up. I said, "Sorry, honey. We're not building that house there," and we need money to send our girl to college. So, guess what I had no choice but to do? I got stuck at SHPO. I sold the property. I sold the property that we wanted to build the house on and to send my daughter to school. So, we did that, she goes to school and thank you Jesus, she finishes school. She just graduated this year with her master's in accountancy. Last year she graduated with two and I'm super proud of her two majors if that's what that's called, but accountancy and business finance. She did very well and I'm glad because the investment paid off. She has her degree now. She's working on her this year her CPA license and I'm practically begging her to come back when she gets it and she goes, "Dad," she shared me shared a story of her two of her friends wanting so desperately to come home, but they checked online and there's no way that the government can afford to pay them what they're worth and so her two friends and she's looking I mean she just sent me an email her my wife and I two days ago saying she's not coming home. She's and I'm proud of her for being on her own because I told her after paying for college, sorry girl, you're now you are. Congratulations, you're awesome. You're on your own. Stop asking us for money. You're on your own, so they're all choosing not to come home and I'm praying this is only temporary. Now coming back to contractors, I'm starting up again. That lot I bought in 2016 was substantial; it subsidized I sold that lot. Now I said, honey okay, we're going to start again. This is 9 years later. This time I'm not going to deal with such stress and headache. I've saved up enough money and I'm paying somebody else to deal with that right there. What you see there and that person I'm paying this person \$7,000 so I don't have to deal with such stress, then he tells me this is all within two weeks' time, "Joe, um there's this thing called SWPPP, there's this thing called ENOI, there's this thing called EPP," I said, "Yo, time out. Explain to me what those are." Storm Water Pollution Prevention Plan, electronic notice of intent, environmental protection plan total, oh, and the biological survey total \$20,500 and I'm like, "okay, bro you know what?" Okay. I'm just yesterday I write a check for 10 grand, 50% of it to a professional engineering firm to get things started. This was just yesterday and I told my wife, I said, "Okay, honey. Uh it's uh we're diving down deep now." She goes, "Okay, so we're going to build that house." Now, the thing is, is the reason why is that now because I sold that other property, the other lot that I have is at the base of the mountain, which is approximately 1,500 ft from Route 4. Guess what I as the owner

of the property have to do? I have to put in the infrastructure, the road. I have to pay for all these engineers. So, I'm getting all these costs, water, power, and I already got an estimate to build a nice, you know, small home just for my wife and I because our kids are gone and the house is approximately 3 to 400 grand. The infrastructure, the road, the everything is nearing 500 grand, so to build a \$300,000 home or let's say 350 is going to cost me 850 grand because of the infrastructure and road and I, Senator, good morning. Sorry I didn't recognize you earlier.

Senator Taitague: No worries. I didn't skip a beat. I've been listening to it on YouTube. So, no need to help me catch up. I'm caught up, thank you.

Mr. Roberto: Thank you, so it really is a frustrating point with as much money and my wife and I earn. I could imagine for those that don't and to hear the contractors that the issues they're having and I was Chairman and Vice Chairman of the GCA hearing all this and in 2024 I attended a conference where one of the commanders had mentioned sorry but not sorry because the labor pool of professionals are so limited that they are going to have to start competing for the same people and how do you do that? With pay. You pay them more and they'll show up. The contractor, I had this, I was fortunate enough to have built another house and this contractor started out with 60 people with three project managers. He was doing very well. He almost didn't finish that house. His three project managers were stolen. I shouldn't say stolen, but they were offered more to go to other contractors. And I applaud all the GCA contractors in the same room because they're all competitors and they collectively competing in the same industry moving forward and they're sharing ideas and information that really is helping their competitor. I mean, wow that should be applauded all its own, but this is where after years of learning and I'm praying that this Bill 133 can get the support that it really needs to move forward and then learning the housing shortages, learning if people have land to have to build the road to bring in their own water, to bring in the power that and they're just trying to save up for the house and then the closing costs. I paid the clearing grading plan by the way another reputable firm in 2021. I paid them \$8,500 for a clearing and grading plan that was required by DPW, so I went there and I'm paying all the everyone since 2016 trying my best to do and here we are 2025. I have not dug one single hole yet or scraped anything at all and I spent to date \$44,632.48 and I have not even started. The permit has not, it's not done yet. Yesterday I paid the deposit in hopes that firm can get the ball rolling. So, as a farm boy from Ipan, please I want to build that modest home and t's at the base of the mountain. Beautiful view. If you guys got the hookup, help a brother out. You know, I spoke to Michelle and here's another issue. Michelle, God bless her. She's doing the best she can with what she has and who she has and they're probably going to get stolen, too. Now, when she mentioned, because of the size of property I own, she goes, "Joe, what's going to happen is we're going to assume that you're a developer." I said, "I am not no developer. I own a tint shop. Me and my brother, I grew up on a farm. I'm not a by no means a developer." Well, the way you have it designed. I go, "Well, that's because of the suggestions from by the guys who did the clearing grading plan because of when I pass my kids might want to do it," "so, you should just do it now." "Uh, okay." No, not knowing any better. I'm listening to the professionals. If you want to know about tint, ask me. I will share the truth. Now, these guys are thinking about the future. I'm just thinking about building a home, but because I took the advice of all the professionals that know what they're doing now all these assumptions are coming into play and I told Michelle, "No, I'm not I don't know what I'm going to do with that, but I'm going based on what is being provided to me and the advice." So, this I'm sharing with you. Here's a rendering of what I'm going to do with that little home 1,500 ft away from Route 4 and I'm responsible. I was the government here had me forced me to sign I was told by the surveyor, I had to sign the on the map that I am responsible for putting in access with if I did not sign that then I wouldn't be able to get the map done and I'm like, "so I'm going to, you're having me sign this?" He goes, "No, no, no, Joe. The government is having you sign this, not me. This is a requirement." I said, "So, I should just sell everything and live right next to the road." That's basically what this is telling me, and this is all on a personal level and I could imagine those that there's that saying land rich, cash poor. Well, it's running out real quick before

the one block is even bought and I already told my wife, we might have to make some adjustments and she goes, "What kind of adjustments on the house?" I said, "Well, you're the one that wants that kitchen and that back kitchen because you want to barbecue outside while you look at the view." And I'm like, "Oh my god. So, let's just build a hut, you know, but we have to spend 500 grand on road, pavement, the street sign, the water, the power, dig it down, bedding, sand. I'm learning. I'm learning a lot. Quite a bit. Thank you, all the contractors, by the way. I've learned quite a bit, and I feel for all these contractors that have to deal with not just the process but having to take care of their own staff at the same time and then trying to complete a project on time. By the way, that contractor that built that house for me, he no longer he's on his own. He just has one backhoe and he's by himself. He lost approximately 60 people in staff and I'm grateful that he did finish it. We signed a contract in 2019 and he finished it. We were able to move in 2019, 2020, pandemic happened. We moved in November of 2023. 3 years, 3 and 1/2 years later to finish one single home and it took approximately 18 months. Mark, I feel your pain. This one guy to navigate through the permit process of having to call in, make an appointment just to make an appointment to physically go there. It really, it just I felt for the guy. I kept go ahead, Jun. Just keep moving forward, don't worry about the time. I'm not going to hold you to that yet, so I excused him for the whole time of the permit process which took approximately 18 months to complete before he was able to go onto the property and begin and then that house because the water again water, GWA, my contractor who at the time who had three certified plumbers the contractor or GWA told my contractor that he was not on the list to dig the easement side to lay the pipe the water. You have to be on a list at GWA in order to run the water line and I'm like, "what list are you talking about?" So, here's my contractor. "No, I'm sorry" You got to call so, I called Jessica Barrett. "Jessica please, I need your help. We're trying to get water," and so, we meet down there. My contractor, the rep from Barrett Plumbing, he looks at my contractor. There's the inspector. He looks at my contractor. "Hey, can you do this?" He goes, "yeah", "okay, I'm going to hire him." I'm like "that?" "Oh, you need to be on the list" and I'm like, so that was that and then house was done and then power because I needed a power pole because of the distance. Even though my power pedestal was about 12 inches away from the easement, I needed to pay, but I got a good deal. So, he says \$7500 for a power pole and because of the height difference, because of typhoons, whatever, now it has to be 45 ft poles, not 30 that we had, so on Roberto Road, GPA guys said, "Okay, but don't worry, Joe. We're going to give you a good deal. You're now discounted to \$3500." Wow. One pole, \$3,500 bucks is what I had to pay. The water I had to pay to get it on easement up to where my house is about 100 ft away, almost \$18,000. So, power and water just the house was right there cost me over 20 grand just for power and water for a house that's right by the easement. Now the power pole now GPA saw that the old there was five poles going up Roberto Road. Oh Mr. Roberto sorry but we're going to have to change all those poles too. And I'm like, "Well, wait a minute. Time out. \$3200, \$3500, \$30." They go, "No, no, no, no. That one is going to be taken care of by GPA, but your pole, you have to pay." And I go, "Oh, by the way, since we're digging out, you know, you have all that excess material over there, can we use it to help dig this hole?" I'm like, "Go ahead. It's free. You don't have to pay for at GPA." You know, so they and I'm like, this is the frustrations of a homeowner trying to build a house between the contractor and the homeowner almost three and a half years later to move in and granted, that was a time during the pandemic and all of that was excused and this is just one home and please yesterday I gave and Mark this is all recorded and I'm grateful for that, it's October 10, 2025. I wonder and I pray before God takes me that I build that house on the hill. I hope I'm done. I apologize for being as personal as I am, but it's very real and a lot of people are going through this and I'm grateful for learning a lot. Now, if the government, you know, my daughter's awesome girl, she's very smart, way smarter than her farm dad. So, create the incentive to bring home our kids that took the time and they learn and they are now all professionals. Let's bring them home. They need homes too and as far as that butterfly is concerned, you know what? Uh, Department of Ag, you know, help move those snails and butterflies elsewhere. I'm not saying my property has it, but I'm just saying help, please. Thank you.

Chairman Ada: Thank you, Mr. Roberto, for your testimony this morning. I'm going to go ahead and open up the panel to my colleagues to ask questions or have any concerns and comments that they may

make. And I'll start with Senator Terlaje. You go ahead and start.

Senator Therese M. Terlaje: Thank you for all your testimony today. And I um hear you. I think uh Joe, you can agree that some of the issues that you brought up, especially the very detailed uh points of the process, Mr. Arriola that these are the exact things that were supposed to be solved by this uh digital platform that they promised us years ago years ago. And uh we waited in good faith for that and hoped that that would resolve at least the transparency, the inter-agency interactions, the notice to the you know the uh customers what's the issue and so that there's no misunderstanding as to what they who's waiting for what and uh exactly what it is that they need to comply. So, I agree with you. I think the last I heard I think uh we've heard this in different conferences as well. They still promise that it's under procurement again. They had to start all over again. But uh so I don't really know the status. That's a different branch. But I hear you and I really have um I support this idea that if regulatory agencies need to hire contractors to help them that that that be allowed. Uh but as you say EPA, they're understaffed. there's probably a funding problem. They've been completely defunded, right, according to the big, beautiful bill. So, I'm not sure the status of how that's going to work. And that's I think one of the things we're going to have to work out. So, how do we do that in in where they're unable at this time to get personnel? They're underfunded and uh we Yeah. And they would need the same type of funds to get contractors to assist them. But the idea I support I think one of the first things I did when I became a senator was to you know because of these delays was extend the permit um viability right like by I think at least a year or two so that when it took you so long to get your permit finally you had a little bit more time to use it to before it expired and you had to start all over again. But um yeah, I just have a couple of questions with the bill as to this conditional permit and uh the conditional approval. And I think uh there would be times when it's really not just from a shortage of personnel or a processing reason that these are delayed. is probably because of things like there are they are investigating whether there's some kind of endangered species and that um they just literally need more time to do that. I'm not sure. I wish EPA was here because if that's really the issue we they could explain to us exactly what the delays are caused. Is it really lack of staff or because the staff are um trying to do too many things at one time? I'm not sure. Right. But um but I can see that we need timelines. I can see that timelines are reasonable and but I just uh this conditional approval even if they have concerns that that's the only part I'm hoping that the details coming from the Guam Contractors Association are going to help us to work those out. Um for example uh on page two the 66216C says conditional approval will remain valid for the duration of the permit would normally be valid if fully approved or until the review process is completed and all conditions are met for the final approval. So, it sounds like it says it will remain valid until all conditions are met. And I think it should be maybe in that case the opposite like only if conditions are met. Um or something like they can't have a conditional approval when EPA is telling you there's something wrong, right? Something. Yes, Mr. Mark.

Mr. Mamczarz: I think one of the things that you don't understand about conditional approvals, usually they are limited. So, in other words, they may give you a conditional approval to do a grade to do the grading and get started. So almost always on a conditional approval, you don't get the whole project done. You they give you, okay, start here or do this or do that.

Senator Terlaje: Yeah, maybe it's not that I don't understand, but the bill's written like that, Mr. Mark, that conditional approval is in this bill, very, very general. And it sounds like conditional approval for the whole permit for permitting process.

Mr. Mamczarz: I just trying to let you know that normally when you get a conditional permit,

Senator Terlaje: right? So, if they do that then that's not the issue, right? If EPA says you can move forward, you get a permit, this is the condition, right? Or GWA put in sewer, something like that.

Mr. Mamczarz: Yeah, that's what they tell us.

Senator Terlaje: Yeah, sure. But this that's not what this that's why I'm pointing out that this bill is very general and it says conditional approval almost under any conditions if the timelines not met even despite EPA having concerns or somebody else having very practical concerns. So, I just think we need to specify somehow uh what that might be or when that might change. And then in the next subsection or in subsection E on the next page, it talks about um if there are extenuating circumstances or uncontrollable factors that prevent an application from being reviewed. I agree. Maybe that needs to be a little bit more defined. And uh it says that uh I just want to know too, does the conditional approval extend through this period? this is an additional 90-day period as well. So, just those types of things I think need to be uh finessed. And I'm glad that you were very specific as to where you think the delays are so that we can address those as well because DPW was in here not too long ago. I don't know why they're not here today either, but they had said there are no delays on their end on in the permits. Yes, Mr. Arriola.

Mr. Arriola: If I just uh may add on and I'm going to simplify it on the conditional approval. There are times that um the u architect may have missed uh drawings for fire alarms, smoke detectors, whether they're uh integrated or standalone. and we will be notified by DPW that hey we can't go any further until your um updates the drawings. So now we have to go back to the architect, the electrical engineer, update the drawings, resubmit. Okay. on a conditional approval, something as minor as that, they can go ahead and provide a conditional approval for permitting because during or after the construction's done, we need to apply for a certificate of occupancy. Whereas now, the inspector will come there, he's got these new drawings. He goes, "Hey, you don't have the uh smoke detectors and fire alarms installed. Not approved. But because of the condition, it'll say, "Well, go ahead and start. Go ahead and start. Here's your thing. Just make sure you submit these drawings. "Okay? So that when we go for the final inspection or whatever, even the electrical inspection, structural um inspections, they can see that okay, approve, let's move forward. that will help the process move along rather than going back and forth.

Senator Terlaje: Yes, I agree with you and that uh so again maybe that points out again that the bill is allowing this conditional approval on every level even occupancy level for example uh without necessary evidence of compliance. So that's why I just think I agree with this concept. I think we just need to finesse it more and uh I think it should be consistent with what you described. I think Guam land use commission we've seen that where they take all the uh agency review kind of uh conditions that they recommend and sometimes say those are conditions of approval approve of this and uh and then they wait to see in the end whether they comply. Right? So, I agree with you. I think that should be worked in and um uh and that would be reasonable. So again, thank you all for your testimony and you are expecting to submit additional testimony, Miss Desiree, Miss Lizama, you're saying?

Ms. Lizama: Uh yes, at a later time.

Senator Terlaje: Okay.

Ms. Lizama: Probably Monday, by Tuesday.

Senator Terlaje: All right. Thank you very much. Thank you again.

Chairman Ada: Thank you, Senator Terlaje. uh vice chair of the committee, Senator Dueñas.

Vice Chairman Christopher M. Dueñas: Just responsively, Vice Speaker and Chairman, I'm going to have to vote for this bill when it hits the floor because otherwise when my wife watches this hearing, she's saying I say we're not building the retirement home. She has a two-year plan, but she might scrap it if this bill doesn't pass. I really um appreciate the author and this is definitely something that is has to happen. uh when we had DPW here for their budget hearing, uh they this issue came up and the

discussion was if you are in if you have a plan that otherwise meets all of the conditions for clearance, uh you should not see any timeline beyond 60 days in terms of uh the approval. and uh they said that they can meet those timelines in terms of turning things around. Um we have gotten a number of calls and emails that dispute that. So, I think the way I see this and I wanted to ask the panel just this general question because this is my observance of the bill. I'm sure there will be some markups and refinements, but do you see this as kind of switching the onus in terms of having to meet timelines whereby you now have a tool and an ability, you know, through this law to say, "Hey, listen, you know, this law allows us to move conditionally." Um, and the onus now being on uh them DPW and the regulatory process to kind of speed up. Can I get some comments on that from the panel?

Mr. Arriola: Thank you, Senator. And if you need a contractor, I'll give you my number later.

Vice Chairman Dueñas: I'll take your card.

Mr. Arriola: Uh, this bill would expedite the process. Going back to that one-year process that we did for our house, once we signed the contract with the with a customer, we're locked in on the price. Okay? And as time goes by, construction cost rises from rebars to ready mixed concrete to all kinds of stuff down at uh Home Depot. We just we just need to expedite and get it out to our customer and say, "Hey, I got your building permit. Give me the deposit or whatever. We can start." Okay. But any longer than that, we're locked into a price with a customer. We can't go back and say, "Well, we're going to have to make changes." Sorry. We have a contract. You're going to honor that contract. And it will help. It's not the be all end all. I mean, digitizing everything would be the ideal, but this is a step in the right direction. Very much so.

Vice Chairman Dueñas: Mark.

Mr. Mamezarz: Yeah. I think part of what we see in an envision is that obviously it's going to be a contractor's choice or an owner's choice about how to proceed. And we see by being able to involve third parties a little bit more and act a little bit more on behalf of the government to expedite it. Uh that we can speed the process up. All right. And the concept I think any of us have is we got to pay for that third party. You know, we you know, we fully acknowledge it that if we want to spend more money to get it done quicker, hey, that's a decision as a contractor I need to make, you know, or else I can sit there and let it lollygag through the system. All right. And many like uh Joe said, there are people who do this professionally, you know, and what we want to try and do is to be able to elevate that. And also using professionals allow them to uh actually get a little closer to the decision process and actually being able to validate. I mean, I gave a quick example. I told you about how the Navy and I don't I've never seen the memorandum of agreement. I just know it exists between the Navy and GEPA. All right. There's something they the memorandum of understanding was so they could insert a couple of engineers into GEPA. All right. uh as it turned out from our point of view it's actually slowed things down because it just created another level of bureaucracy. So first we had to get it past the new navy people who then gave it to the GEA people and took the same time with GEA people just about because they were looking at it all anyways. So, we want to take some of that review and quasi privatize it, you know, um to be able to expedite it. I think I think that's really the gist of what we're trying to do here. We're just trying to make it move faster. And believe me, GE is not the worst. I can tell you fish and wildlife; those are the guys that you really have fun with. We have a \$150 million project down at uh FEA that's been stopped now for five months and we don't see any sight in anything in sight cuz fish and wildlife isn't working right now. So, hasn't helped us, but that it stopped completely. And the reason it stopped was one of Black's environmental people looked up in a tree and saw these little orchids and they need to be moved. Now, Black's moved them two times, two on two other projects, we've actually moved the uh the orchids. Uh but we're waiting for fish and wildlife to come up with the plan as to what we're supposed to do with these orchids. And so, the project is stopped dead in the water. I've got uh daily cost on it running me about \$18,000 a day because of all the engineers and stuff. It's a big

project. So, you know, and all we can do is twiddle our thumbs and try and figure out what to do with these people or what to do with these engineers, you know. So, as I say, GE is not the only nightmare, but you know, we faced many of them. Uh, and I'll give you I give credit to the Navy and Fish and Wildlife. I they've spent a bundle. We had a change order on the machine gun range where we had to do some rearranging of some of the boulders on the backside and now he talked about butterflies. Well, this has become we created a butterfly habitat. Right now, black is trying to grow about 750 uh cycads so that they can be replanted. It's part of our job. Uh we're also the uh the one tree that was up by the machine gun range that's died. Uh it got killed in uh Moir got chopped in half basically. But we're growing about uh 25 or 30 seedlings. This is black growing it. Not the government. We have to do it to support the Navy and try and get this done. So, you know, there's a lot of effort to stay in compliance and a lot of money being spent. I think we just we had a change order with uh the Navy on the breakwater and it's about \$6 million to move corals. All right. So, I think things are being done properly. It's just sometimes it gets to be a challenge uh to comply with everything. And you know hopefully we can move forward. You know I really worry that five years from now and believe me Camp Plas was a massive project. There's a lot of work and a lot of labor and everything else up there. But I honestly believe that four or five years from now that amount of activity needs to be done outside the fence, you know, and how are we going to get that kind of activity outside the fence? The Navy has thrown a lot of resources at it, a tremendous amount of resources, but how do we how do we get it? I mean, I remember when we built Tuman in 90s very from about '89 to 91. I mean it was massive undertaking you know and we had Leo Palace is going on too in the industry as you talk about the industry it was massive and we had problems like this as well so I'm just trying to think forward you know how do we accomplish what needs to be done in a timely manner and it needs to be done we're short housing is ridiculously short right now and you heard what it takes to get a single house approved. You know, and I spoke about Ger somebody trying to help us come up with the explanation that every house helps us uh better support the military because it just takes one more house away from the shortage, you know, but there there's going to be four or five years from now. And I say that kind of long uh it takes a while for a project to develop. All right? I mean the design phase. What you're hearing from us primarily is after we've completed the design stage, after we've already spent a year trying to get ready, then we got to wait another year. And that three or four years from now is going to be a real challenge for this island. And that's what I think we're trying to, you know, we could use it right now, don't get me wrong, but at that point, oh, I'm not sure what we're going to be able to do.

Vice Chairman Dueñas: One of the best investments I ever made when I built my first house was hiring a consultant that took me through the entire phase from the foundation to the um occupancy. And like you were saying, Mr. Ola the fundamentals that happen when you complete the project most of the time you're going to have changes and you get an as-built plan and that's why the conditional use through the process whatever was not discovered in terms of maybe some errors in the drawing and the like get fixed as they go and then when you present to the uh for the final inspection you you've got your as-built plan and that's basically the same thing Joe I feel for you man I me I think this is just natural But I know why you don't have any more here after hearing your story, my friend. So, you know, I think the result of this and I and I think through the process what we're going to find and I thank you uh Mark for that uh explanation because and all of the contractors that are here hopefully what we arrive at like you've discussed is mitigation is mitigation. It has to happen because of the regulatory process, but it shouldn't be impossible, right? And hopefully what we come forward with now is a best practice like you've discussed to where because I'm thinking probably these consultants are going to use AI or something to overlay you know what the regulatory process for Guam is. No, seriously. And knowing that boom, this project is here. It's going to hit this. Boom, this project's here. It's going to find snails, orchids, you know what I mean? Whatever else possibility, right? Collocated. And like you said, Mark, you're right. I mean, if there's anything we can look at silver lining for the buildup is all of the mitigation that happened in terms of transposing that outside the fence to be able to say we know we're going to run into these things. Uh but instead of having this this merry-go-round in circus, you know, with the regulatory agencies, it's going to pop up. You're already going to know

and you can build in the mitigation through the conditional use and saying, "Hey, I'm sure Mark probably you were you're able to if you if it worked for you, you could be building where the orchids weren't or doing whatever site work you were doing there and not just stop the whole project altogether and then when you get to that area, you know, do that mitigation. "And so, I hope that's what we end up with here with this tool is an understanding that this is not a method to bypass the process. This is a method to build in efficiency uh to where you know you're going to have the problem already and how to mitigate it including the utilities because Mr. Roberto, what's supposed to happen is when you bring in utilities and you're the one bringing it in, it's supposed to backtrack to you because of the fact that you've put in the infrastructure leading in, meaning the property owners in the front now as they come online, you know, should start building in that efficiency for the investment that was put in.

Mr. Roberto: I do have a comment on that. I was told seven years. If they build after seven years, it doesn't apply.

Vice Chairman Dueñas: Yeah. So, your neighbors are going, "Man, so I can't do the permit until they count down the years." Go ahead. Uh, Mr. Arriola.

Mr. Arriola: Thank you, Senator. Um, Senator Terlaje, in your concern about the conditional use uh or approval, I do not think any engineer in the Department of Public Works will approve anything that may have a structural integrity issue. Okay? uh if there's an issue with the structural calculations as an engineer, I would not give you a conditional approval. I think most of that would be the minor stuff that can be corrected as we go along and it will not compromise the structural integrity, the electrical system, um the fire suppression system, whatever we call that. I do not believe any engineer when it comes to the final approval that they will give that conditional approval. So, I think that may cover that a little bit.

Senator Terlaje: May I respond to that Mr. Chair just

Chairman Ada: Yes, Senator

Senator Terlaje: Si yu'os ma'ase. Yes, I agree with you. However, the bill is very clear that this conditional approval that the bill will grant is blanket in 90 days. If there's nothing from the agency, it's conditionally approved, meaning it's approved pending final real approval. And so, they're not even able to put any of those conditions in at that time. It's just approval like a default approval is what it's calling for. That's my concern. Thank you.

Chairman Ada: Thank you, Senator. Vice Chair, you can go ahead.

Vice Chairman Dueñas: Sure. I'll just wrap up. Absolutely. Yeah. So, I while I see that I think what's going to happen here is the onus is going to be on the contractor and the owner. They're going to have to make sure their project is going to is going to pass muster and be engineered properly and the like. Otherwise, the conditional is not going to be of any benefit to them. They're going to have a project that can't be certified and can't be given occupancy. So, I think the onus is on the private side of the house here where this conditional will be put forward. Uh but the bottom line is those doing that under conditional. You're going to know that um you better have your stuff together because otherwise, you know, you're going to put out hundreds of thousands or millions of dollars uh to be able to sit in your car and appreciate it. Thank you, Mr. Chair.

Chairman Ada: Thank you, Vice Chair. Senator Taitague, you're recognized, ma'am. You have any questions or comments?

Senator Telo T. Taitague: Thank you, Mr. Chair. Good morning to my colleagues, and of course,

good morning to everyone here. Thank you so much for coming and testifying. I'm sorry I'm a little late, but I was listening on YouTube as I was trying to multitask. Yeah. Um, you know, you mentioned earlier, uh, Desiree, right, that you'll provide testimony later on with some changes. Um, did you mention any real changes, substantial ones that we can start looking into?

Ms. Lizama: Uh, thank you, Senator. So right now, we're um in the process of collecting third party um certification examples right from like the mainland or other international jurisdictions. So, uh we're working on it.

Senator Taitague: Yes. And it's actually kind of similar to a bill that we recently passed in 125 even bill 125 which was um giving conditional use for you know uh rental units uh to go through. Um it's kind of similar with regards to the certification of those third parties uh the requirements they have. So, it's something maybe when you're putting your testimony together for recommendations uh to have a chance to look at that uh the findings on that particular bill. And I'm sure you we'll be happy to help if you need some more information. But, um you know, I do support the concept of this. We all know that our labor force is dwindling. Um we're finding out that more people are retiring. That's the biggest issue. The only thing we got going at this time is technology and it's coming in fast but we need that next generation to come in and implement it and how we can streamline the process without the you know additional hiring of individuals because that's what we're dealing with right now. Um I did notice that during your testimony um Mr. Hunter, right? Okay. you were talking about targeted uh revisions. Can you give me an example of some of those? I mean, you did give examples in your testimony, but can you just kind of define it a little bit more on what you mean by because targeted visions are like ma massive, but what is the main targeted vision that you would like to see implemented first?

Mr. Hunter: I mean, the number one. So, um we've done a lot of discussion on this and we're compiling some suggestions uh for the speaker. Um one of them would be uh allowing uh professional registered engineers to uh be involved in this approval process. Uh they're already involved in the project. when they stamp the set of drawings and put their signature on it, they're already accepting liability for that based on their rules and regulations and how all their registration process is. So, um that's another good way of

Senator Taitague: Okay. And actually that comes to my next question because in the bill it uh requires uh these rules and regulations to be proffered uh according to the bill uh regulatory agency self-established uh guidelines and procedures but it doesn't give a timeline you know for them to do these guidelines and procedures and I think Mr. chair if I can you know in any kind of amendment that we need to put their feet to the fire you know and require a timeline in which they need to have these rules and regulations and I would like to see I don't know if we can do that but also have in these um well if you do these uh guidelines and rules and regulations to ensure that we have the um industry private industry be there to provide their input and insight into it so I don't see DPW here and they're probably one of the biggest hurdles that we all come about, but nothing more than EPA because every contractor I've dealt with and talk to me about their issues is all from EPA. it talked about that and um I know um Mark you brought that up you know uh in in your testimony about how it's very difficult to find um you know environmental specialists actually in that field to be able to staff EPA to provide them that that input and it's um it is very difficult but again you know until we start pushing into technology to assist them It's going to be another roadblock. But if we can find a third party, you know, private sector that they have, I mean, look what it said here that um EPA in exchange by limitations of government of Guam pay skills. Okay, FYI, head of EPA based. Okay, it talks about the funds, right? But black has around 60 employees that are paid more than the director of EPA. But it also talks about how black construction has about 60 employees that are paid more than even at a professional level who have uh environment. No, it's black has six to eight. Sorry, my bad. Wear the glasses. Tell six to eight environmental staff just at black alone. You know, the question is, well, if you guys have, you know, that many there, then are you able are they able to subcontract to the government of Guam when it

comes to some of these projects? If the third party, if this bill goes through, you know, they're going to need a p a third party, a private sector to come in to speed up the process. So, will Black Construction allow these to actually be able to these individuals to subcontract?

Mr. Mamczarz: I don't think that's the intention. Okay. We do hire outside uh consultants as well for the environmental issues. Uh I can think of EA which is a national firm that does a lot of it for us in the government. I can think of their there's three or four D.

Senator Taitague: So, these six to eight environmental staff

Mr. Mamczarz: that's to make sure we build it according to the rules and to make sure that we're taking care of the environment. And ironically, as I spoke a little earlier about the orchids down in in Fina, it was our environmentalist people who stopped the job. I kind of want to go. It wasn't the government. So internally, our own controls of trying to make sure the job follows the requirements. Okay, we caught it. The government didn't catch it. Now we have to wait for the government to come up with a plan. The federal government, National Fish and Wildlife, and we twist, you know, we twist in the wind right now. But our people are there more. We have to watch for bats. We got to watch for birds. We got to watch for turtles. Uh we move coral. We're going to have to move some seagrass. Uh the federal government on the side that we're dealing with have probably spent \$3 million. Uh as I forget the name of the tree. I you know we've got about 25 of the tree seedlings we're working on to try and get them far enough along so somebody else can plant them where they want to plant them. But that's in our contract. So, when it comes to these environmental things and making sure that we don't we have silt lines up and everything else, that's why we have environmentalists is to make sure we comply.

Senator Taitague: Well, I greatly appreciate that. I mean, we're just a 38-mile island. You know, if we start, you know, messing with our environment here, you know, everyone's going to pack up and leave. You know, this is I appreciate what Black's doing and having that many environmentalists and complying with the law because we have some things that we have to protect on this island and we have to keep it going. So, I appreciate that. But I do know that um as mentioned uh I think Mr. Roberto, you mentioned how you had a friend many years ago with a you know as a contractor and now he's the only man left in his company. It's because the military is taking up all our uh workforce and bringing them in. So, it makes it also difficult. Um I was wondering uh if Mr. Chair had an opportunity also to uh bring in the SHPO for testimony, ask them for their testimony as well.

Chairman Ada: Yeah, definitely. You know, we did invite the regulatory agencies.

Senator Taitague: Next time we got to subpoena some of these guys, right? I mean, you're taking the time out of your busy schedule to come here and you're, you know, you're losing money. They won't lose money if they come here. You guys do. So, um, yeah, maybe we should start subpoenaing these agencies to get answers so we can resolve this in in a much quicker fashion like we're trying to do right now. You know, we are in in such a bad position. This military buildup, you know, it's important, don't get me wrong. It's very important our protection, but it's also messing with our local, you know, ability to provide homes for our family. And that's sad. And I'm so sorry about your children. Even my children have gone. You know, I I'm hoping crossing my fingers that they'll want to come back home to a beautiful paradise life. You know, they want that calm and cool and we got to protect this island so that they do have a home to come to when they want to come home. But other than that, um looking forward to adding that speed tracking on the uh rules and regulations and please uh be involved and uh keep in touch with the legislature on this um this process. Okay. Spec specifically on this bill. Okay. Thank you, Mr. Chair.

Chairman Ada: Thank you, Senator Taitague. We go ahead and go to the author of the legislation for any questions and comments that he may have.

Speaker Blas: Well, first off, thank you very much for being here today and for providing testimony on this thing, and I look forward to the targeted revisions and or some of the recommended amendments to strengthen the bill. Again, this bill was a product of the conversations we had with you and obviously granted that that you know, there may be some areas that we can tighten up, but that's what this public hearing process is for. appreciate Mr. Roberto you know you bringing now the person the personal touch to why this bill is important but because it's more than just the money that the companies have to spend it's the dreams that people are being denied of okay that of which you know I feel that this bill is important so I look forward to the to the uh recommendations and of the revisions it was purposeful to be able to peak to keep it in generality so that we can have these conversations and recognize that we're not the subject matter experts here. You all are, you know, a lot and we want to encourage the collaboration between your industry and those entities, those agencies um that that require this permitting process and this application process to be able to bring you to the table to sit down. as was told. There were many things that have been promised before that if probably uh they were in place today. Um we wouldn't be sitting here and Joe would be inviting us to his house for the barbecue behind okay the house well as we're watching. Okay. So, with that, Mr. Chair, thank you very much and I continue to work with uh you all uh in being able to approve the language in the bill um as well as with the committee to be able to put this out so that we can continue to assist to help our to help our industry, help our economy, and help our families. Okay. Thank you very much.

Chairman Ada: Uh thank you, Mr. Speaker. And perhaps going off of u uh the speaker's comments where we have some type of uh self-certification process and then that can keep the process moving forward and then regulatory agencies can still chime in. And I think the other part there is uh something where if there's changes, especially in construction, right, you have a design change or something that needs to be done, we want to make sure we place into the bill something that allows that process to happen even while we're in the conditional uh conditional use. But we'll take all these into uh consideration and look at what we can do to uh have this uh legislation move forward. And uh we look forward to the markup um markup hearing on this for the uh process and get it onto the next session if possible. You want to do any closing? Okay. With that said, we'll go ahead and have bill 1338 CO publicly heard and we thank you all here for your presence this morning and testimonies on the legislation. Thank you.

The public hearing was adjourned at **11:44 am**

III. FINDINGS & RECOMMENDATIONS

The Committee finds that Bill No. 133-38 (COR) proposes to modernize Guam's permitting system by authorizing the use of qualified third-party reviewers and establishing a 90-day conditional approval mechanism for permit applications that remain unacted upon by the responsible agency. The measure aims to reduce Guam's longstanding permitting backlog, accelerate construction timelines, and improve government responsiveness while maintaining public safety and regulatory compliance.

The Committee further finds that based on extensive testimony at the Bill's Public Hearing; it is confirmed that the Building Permit process is in need of major reforms. The following is a synopsis of the testimony presented at the hearing:

Government of Guam Agencies

- Agencies acknowledged significant staffing shortages, outdated workflows, and increasing permit volume as primary contributors to delays.
- Several agencies expressed conditional support, emphasizing the need for:

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- Clear qualification standards for third-party reviewers
- Defined scopes of authority
- Liability protections and accountability mechanisms
- Agencies noted that a 90-day conditional approval could improve responsiveness but must be paired with safeguards to prevent inadvertent approval of incomplete or unsafe submissions.

Private-Sector Professionals (Engineers, Architects, Contractors)

Testifiers described multi-month to multi-year delays that increase project costs, deter investment, and create uncertainty for clients.

Strong support was expressed for:

- Allowing licensed professionals to conduct technical reviews
- Establishing predictable timelines
- Reducing duplicative or non-technical administrative steps
- Several recommended adopting national best practices, including:
- Tiered review levels
- Digital submission and tracking
- Standardized checklists and review criteria

Business and Industry Organizations

- Chambers of commerce and trade groups testified that permitting delays are a major barrier to economic growth, especially in construction, housing, and small business development.
- Organizations supported the bill as a practical, incremental reform, noting that:
- Third-party review is widely used in U.S. jurisdictions
- Predictable timelines improve investor confidence
- Conditional approvals incentivize agencies to meet deadlines

Members of the Public

- Residents expressed frustration with delays affecting home renovations, small business openings, and residential construction.
- Testifiers supported reforms that increase transparency, accountability, and customer service within permitting agencies.

Based on the testimony received, the Committee further finds:

1. Guam's permitting backlog is a systemic issue driven by staffing shortages, outdated processes, and increasing demand.
2. Third-party review is a proven, nationally recognized tool that can supplement government capacity without compromising public safety.
3. Clear qualification, licensing, and conflict-of-interest standards are essential to ensure the integrity of third-party reviews.

4. The proposed 90-day conditional approval mechanism is an effective accountability measure, but must include:
 - Exemptions for life-safety concerns
 - Requirements for agencies to document deficiencies before deadlines
5. Digital modernization—including electronic submissions, tracking, and standardized checklists—should accompany the bill’s reforms to maximize efficiency.
6. The bill aligns with broader economic-development goals by reducing uncertainty and accelerating project timelines.
7. Testimony indicates broad community and industry support, with concerns focused on implementation details rather than the bill’s core policy direction.

The Committee further finds that, the responsibility for the slow permitting process is not the fault of DPW, alone but in the lack of coordination and standardization between all permitting agencies.

The Committee proposes to amend the bill to accomplish the following:

- Define Qualifications for Third-Party Reviewers,
- Require Itemized Cost Estimates from Third-Party Reviewers,
- Standardize Third-Party Review Procedures,
- Establish Conflict-of-Interest Safeguards Third-Party Reviewers,
- Clarify Limits of Conditional Approval,
- Establish Revocation Procedures of Conditional Approval,
- Require Monthly Transparency Reports from each permitting agency,
- Create a Sunset Review Clause.
- To require coordination between all permitting agencies by jointly drafting the administrative rules and regulations.


The Committee concludes that Bill No. 133-38 (COR) represents a necessary and well-supported reform to Guam’s permitting system. Testimony demonstrates that the bill will improve efficiency, reduce delays, and support economic development while maintaining regulatory integrity. With the recommended amendments, the Committee finds the bill sound in policy and ready for legislative action.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out **Bill No. 133–38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – “AN ACT TO ADD A NEW §§ 66215, 66216, 66217, 66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.” - Frank F. Blas, Jr. with the recommendation **TO REPORT OUT ONLY.**

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 133-38 (COR)

Introduced by:

Frank F. Blas, Jr. 

AN ACT TO ADD A NEW §§ 66215, 66216, AND 66217 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE USE OF THIRD-PARTY ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO ESTABLISH CONDITIONAL APPROVAL FOR PERMIT APPLICATIONS AND TO CITE THIS ACT AS THE “PERMIT APPLICATIONS REVIEW AND CONDITIONAL APPROVAL ACT OF 2025.”

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Short Title.** This Act may be cited as the “Permit Application
3 Review and Conditional Approval Act of 2025.”

4 **Section 2. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
5 that there continues to exist backlogs in the review and approval process of permit
6 applications by government of Guam regulatory agencies. Depending on the type of
7 project, the review and approval process can take as short as several weeks to several
8 years. Such delays in the process result in increased costs which the applicant must
9 absorb.

10 It is the intent of *I Liheslaturan Guåhan* to provide relief to permit applicants
11 by authorizing regulatory agencies of the government of Guam to utilize qualified

1 third-party entities in the permit review process, thereby improving efficiency,
2 ensuring timely decisions, and reducing procedural delays.

3 **Section 3.** A new § 66215 is added to Article 2, Chapter 66, Title 21,
4 Guam Code Annotated to read:

5 **“§ 66215. Authorization of Third-Party Assistance.**

6 (a) Regulatory agencies are hereby authorized to engage third-party entities to
7 assist in the review of permit applications submitted by applicants.

8 (b) Third-party entities shall assess applications for completeness and
9 adherence to applicable laws, regulations, and standards.

10 (c) The cost of third-party assistance shall be borne by the applicants.
11 Regulatory agencies shall provide applicants with an itemized estimate of
12 such costs prior to engaging third-party assistance.

13 **Section 4.** A new § 66216 is added to Article 2, Chapter 66, Title 21,
14 Guam Code Annotated to read:

15 **“§ 66216. Conditional Approval of Permits.**

16 (a) Permit applications submitted to regulatory agencies shall be conditionally
17 approved if the review process and agency decision have not been
18 completed within ninety (90) days of submission of the application and all
19 requisite documents by the applicant.

20 (b) Conditional approval shall allow applicants to proceed with their proposed
21 activities, subject to compliance with all applicable laws and regulations.

22 (c) Conditional approval shall remain valid for the duration that the permit
23 would normally be valid if fully approved or until the review process is
24 completed and all conditions are met for the final approval of the permit.

25 (d) Regulatory agencies shall retain the authority to revoke conditional
26 approval if subsequent review reveals non-compliance or significant
27 deficiencies in the application.

1 (e) In the event of extenuating circumstances or uncontrollable factors that
2 prevent an application from being reviewed and decided upon within the
3 ninety (90) day period, the regulatory agency shall issue a written
4 notification to the applicant. This notice will explain the situation and
5 provide a revised review and decision date, which shall not exceed an
6 additional ninety (90) days.

7 **Section 5.** A new § 66217 is added to Article 2, Chapter 66, Title 21,
8 Guam Code Annotated to read:

9 **“§ 66217. Implementation and Oversight.**

10 (a) Regulatory agencies shall establish guidelines and procedures for
11 engaging in third-party assistance and conditional approval of permits.

12 (b) The guidelines shall include criteria for selecting qualified third-party
13 entities, ensuring transparency in cost estimates, and monitoring
14 compliance with conditional approvals.

15 **Section 6. Severability.** If any provision of this Act or its application to
16 any person or circumstance is found to be invalid or inorganic, such invalidity
17 shall not affect other provisions or applications of this Act that can be given
18 effect without the invalid provision or application, and to this end the provisions
19 of this Act are severable.

20 **Section 7. Effective Date.** This Act shall take effect immediately upon
21 its enactment.

COMMITTEE MARKUP

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 133-38 (COR)

As amended by the Committee on
Land, Environment, Housing, Agriculture,
Parks and Infrastructure

Introduced by:

Frank F. Blas, Jr.

**AN ACT TO ADD A NEW §§ 66215, 66216, ~~AND 66217,~~
66218, AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21
OF THE GUAM CODE ANNOTATED, RELATIVE TO
AUTHORIZING THE USE OF THIRD-PARTY
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4 Code Annotated to read:

5 **“§ 66215. Authorization of Third-Party Assistance.**

6 (a) Regulatory agencies are hereby authorized to engage third-party
7 entities to assist in the review of permit applications submitted by applicants.

8 (b) Third-party entities shall assess applications for completeness and
9 adherence to applicable laws, regulations, and standards.

10 (c) The cost of third-party assistance shall be borne by the applicants,
11 Regulatory agencies shall provide assistance with an itemized estimate of
12 such costs prior to engaging third-party assistance.

13 (d) Qualifications of Third-Party Reviewers.

14 A third-party reviewer must:

15 (1) Hold a valid professional license of certification in the
16 relevant discipline;

17 (2) Possess a minimum of five (5) years of professional
18 experience;

19 (3) Not have any financial interest in the project under review;
20 and

21 (4) Be approved and listed on an agency-maintained registry of
22 qualified reviewers.

23 (5) Prior to engaging in a third-party reviewer, the agency shall
24 provide a third-party reviewer, the agency shall provide the applicant
25 with an itemized cost estimate for the review services, including hourly
26 rates, anticipated hours, and any administrative fees.

1 (6) A third-party reviewer shall disclose any potential conflict of
2 interest, including prior work for the applicant within the past two (2)
3 years. Agencies shall prohibit engagement where a conflict exists.

4 **Section 4.** A new § 66217 is *added* to Article 2, Chapter 66, Title 21, Guam
5 Code Annotated to read:

6 **“§ 66216. Conditional Approval of Permits.**

7 (a) Permit applications submitted to regulatory agencies shall be
8 conditionally approved if the review process and agency decision have not
9 been completed withing ninety (90) days of submission of application and all
10 requisite documents by the applicant.

11 (b) If any agency does not issue a decision within ninety (90) calendar
12 days, the application shall receive conditional approval, provided that the
13 application is complete and contains no outstanding deficiencies related to
14 public health, safety, or environmental compliance. Conditional approval shall
15 allow applicants to proceed with their proposed activities, subject to
16 compliance with all applicable laws and regulations.

17 (c) Conditional approval shall not be construed as authorization to
18 proceed with work that would violate building, safety, environment, or zoning
19 laws. Conditional approval shall remain valid for the duration that the permit
20 would normally be valid if fully approved or until the review process is
21 completed and all conditions are met for the final approval of the permit.

22 (d) Revocation of Conditional Approval. An agency may revoke a
23 conditional approval upon discovery of material deficiencies, safety hazards,
24 or non-compliance with applicable laws. Revocation shall be issue in writing
25 and shall state the specific findings supporting the action. Regulatory agencies
26 shall retain the authority to revoke conditional approval if subsequent review
27 reveals non-compliance or significant deficiencies in the application.

1 (e) In the event of extenuating circumstances or uncontrollable factors
2 that prevent an application from being reviewed and decided upon within the
3 ninety (90) day period, the regulatory agency shall issue a written notification
4 to the applicant. This notice will explain the situation and provide a revised
5 review and decision date, which shall not exceed an additional ninety (90)
6 days.

7 **Section 5.** A new § 66217 is *added* to Article 2, Chapter 66, Title 21, Guam
8 Code Annotated to read:

9 **“§ 66217. Implementation and Oversight.**

10 (a) Regulatory agencies shall establish guidelines and procedures for
11 engaging in third-party assistance and conditional approval of permits.

12 (b) The guidelines shall include criteria for selecting qualified third-
13 party entities, ensuring transparency in cost estimates, and monitoring
14 compliance with conditional approvals.

15 **Section 6.** A new § 66218 is *added* to Article 2, Chapter 66, Title 21, Guam
16 Code Annotated to read:

17 **§ 66218. Standardized Third-Party Review Procedures**

18 Within ninety (90) days of enactment, the Department of Public Works,
19 Department of Land Management, Guam Environmental Protection Agency, and all
20 other permitting agencies shall jointly adopt standardized procedures governing
21 third-party review, including submission requirements, timelines, reviewer
22 responsibilities, and documentation standards.”

23 **Section 7.** A new § 66219 is added to Article 2, Chapter 66, Title 21, Guam
24 Code Annotated to read:

25 **§ 66219. Monthly Reports.**

26 Each agency shall publish a monthly report on its website listing:

27 (a) The number of applications referred to third-party review;

1 (b) The number of conditional approvals issued;

2 (c) The number of conditional approvals revoked; and

3 (d) Average processing times for each category of permit.”

4 **Section 8. Sunset Review Clause.** This Act shall be subject to a sunset review
5 three (3) years after enactment. The Legislative Committee with oversight over the
6 Department of Public Works shall evaluate the effectiveness of third-party review
7 and conditional approval mechanisms and recommend continuation, modification,
8 or repeal.

9 **Section 96. Severability.** If any provision of this Act or its application to any
10 person or circumstance is found to be invalid or inorganic, such invalidity shall not
11 affect other provisions or applications of this Act that can be given effect without
12 the invalid provision or application, and to this end the provisions of this Act are
13 severable.

14 **Section 107. Effective Date.** This Act shall take effect immediately upon its
15 enactment.

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 133-38 (COR)

As amended by the Committee on
Land, Environment, Housing, Agriculture,
Parks and Infrastructure

Introduced by:

Frank F. Blas, Jr.

**AN ACT TO ADD A NEW §§ 66215, 66216, 66217, 66218,
AND 66219 TO ARTICLE 2, CHAPTER 66, TITLE 21 OF
THE GUAM CODE ANNOTATED, RELATIVE TO
AUTHORIZING THE USE OF THIRD-PARTY
ASSISTANCE IN PERMIT APPLICATION REVIEWS, TO
ESTABLISH CONDITIONAL APPROVAL FOR PERMIT
APPLICATIONS AND TO CITE THIS ACT AS THE
“PERMIT APPLICATIONS REVIEW AND
CONDITIONAL APPROVAL ACT OF 2025.”**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Sort Title. This Act may be cited as the “Permit Application Review and Conditional Approval Act of 2025.”

Section 2. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that there continues to exist backlogs in the review and approval process of permit applications by government of Guam regulatory agencies. Depending on the type of project, the review and approval process can take as short as several weeks to several years. Such delays in the process result in increased costs which the applicant must absorb.

It is the intent of *I Liheslaturan Guåhan* to provide relief to permit applicants by authorizing regulatory agencies of the government of Guam to utilize qualified third-party entities in the permit review process, thereby improving efficiency, ensuring timely decisions, and reducing procedural delays.

1 **Section 3.** A new § 66215 is *added* to Article 2, Chapter 66, Title 21, Guam
2 Code Annotated to read:

3 **“§ 66215. Authorization of Third-Party Assistance.**

4 (a) Regulatory agencies are hereby authorized to engage third-party
5 entities to assist in the review of permit applications submitted by applicants.

6 (b) Third-party entities shall assess applications for completeness and
7 adherence to applicable laws, regulations, and standards.

8 (c) The cost of third-party assistance shall be borne by the applicants,
9 Regulatory agencies shall provide assistance with an itemized estimate of
10 such costs prior to engaging third-party assistance.

11 (d) Qualifications of Third-Party Reviewers.

12 A third-party reviewer must:

13 (1) Hold a valid professional license of certification in the
14 relevant discipline;

15 (2) Possess a minimum of five (5) years of professional
16 experience;

17 (3) Not have any financial interest in the project under review;
18 and

19 (4) Be approved and listed on an agency-maintained registry of
20 qualified reviewers.

21 (5) Prior to engaging in a third-party reviewer, the agency shall
22 provide a third-party reviewer, the agency shall provide the applicant
23 with an itemized cost estimate for the review services, including hourly
24 rates, anticipated hours, and any administrative fees.

25 (6) A third-party reviewer shall disclose any potential conflict of
26 interest, including prior work for the applicant within the past two (2)
27 years. Agencies shall prohibit engagement where a conflict exists.

1 **Section 4.** A new § 66217 is *added* to Article 2, Chapter 66, Title 21, Guam
2 Code Annotated to read:

3 **“§ 66216. Conditional Approval of Permits.**

4 (a) Permit applications submitted to regulatory agencies shall be
5 conditionally approved if the review process and agency decision have not
6 been completed withing ninety (90) days of submission of application and all
7 requisite documents by the applicant.

8 (b) If any agency does not issue a decision within ninety (90) calendar
9 days, the application shall receive conditional approval, provided that the
10 application is complete and contains no outstanding deficiencies related to
11 public health, safety, or environmental compliance.

12 (c) Conditional approval shall not be construed as authorization to
13 proceed with work that would violate building, safety, environment, or zoning
14 laws.

15 (d) Revocation of Conditional Approval. An agency may revoke a
16 conditional approval upon discovery of material deficiencies, safety hazards,
17 or non-compliance with applicable laws. Revocation shall be issue in writing
18 and shall state the specific findings supporting the action.

19 (e) In the event of extenuating circumstances or uncontrollable factors
20 that prevent an application from being reviewed and decided upon within the
21 ninety (90) day period, the regulatory agency shall issue a written notification
22 to the applicant. This notice will explain the situation and provide a revised
23 review and decision date, which shall not exceed an additional ninety (90)
24 days.

25 **Section 5.** A new § 66217 is *added* to Article 2, Chapter 66, Title 21, Guam
26 Code Annotated to read:

27 **“§ 66217. Implementation and Oversight.**

1 (a) Regulatory agencies shall establish guidelines and procedures for
2 engaging in third-party assistance and conditional approval of permits.

3 (b) The guidelines shall include criteria for selecting qualified third-
4 party entities, ensuring transparency in cost estimates, and monitoring
5 compliance with conditional approvals.

6 **Section 6.** A new § 66218 is *added* to Article 2, Chapter 66, Title 21, Guam
7 Code Annotated to read:

8 **§ 66218. Standardized Third-Party Review Procedures**

9 Within ninety (90) days of enactment, the Department of Public Works,
10 Department of Land Management, Guam Environmental Protection Agency, and all
11 other permitting agencies shall jointly adopt standardized procedures governing
12 third-party review, including submission requirements, timelines, reviewer
13 responsibilities, and documentation standards.”

14 **Section 7.** A new § 66219 is added to Article 2, Chapter 66, Title 21, Guam
15 Code Annotated to read:

16 **§ 66219. Monthly Reports.**

17 Each agency shall publish a monthly report on its website listing:

18 (a) The number of applications referred to third-party review;

19 (b) The number of conditional approvals issued;

20 (c) The number of conditional approvals revoked; and

21 (d) Average processing times for each category of permit.”

22 **Section 8. Sunset Review Clause** This Act shall be subject to a sunset review
23 three (3) years after enactment. The Legislative Committee with oversight over the
24 Department of Public Works shall evaluate the effectiveness of third-party review
25 and conditional approval mechanisms and recommend continuation, modification,
26 or repeal.

1 **Section 9. Severability.** If any provision of this Act or its application to any
2 person or circumstance is found to be invalid or inorganic, such invalidity shall not
3 affect other provisions or applications of this Act that can be given effect without
4 the invalid provision or application, and to this end the provisions of this Act are
5 severable.

6 **Section 10. Effective Date.** This Act shall take effect immediately upon its
7 enactment.




COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

May 27, 2025

To: **Rennae V. C. Meno**
Clerk of the Legislature

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Fiscal Note Waiver for Bill No. 133-38 (COR)**

Håfa Adai!

Find the attached, Fiscal Note Waiver for the following bill:

Bill No. 133-38 (COR).

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly copy the same to Management Information Services (MIS) for posting on our website.





**BUREAU OF BUDGET & MANAGEMENT
RESEARCH**



OFFICE OF THE GOVERNOR
Post Office Box 2950, Hagåtña Guam 96932

LOURDES A. LEON GUERRERO
GOVERNOR

LESTER L. CARLSON, JR.
DIRECTOR

JOSHUA F. TENORIO
LIEUTENANT GOVERNOR

MAY 27 2025

Vice Speaker, V. Anthony Ada
Chairperson, Committee on Rules
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Hafa Adai Vice Speaker Ada:

The Bureau requests that Bill No. 133-38 (COR) be granted a waiver pursuant to Public Law 12-229, as amended for the following reason(s):

Bill No. 133-38 (COR) is an act to *add* §§ 66215, 66216, and 66217 to Article 2, Chapter 66, Title 21 of the Guam Code Annotated, relative to authorizing the use of Third-Party Assistance in permit application reviews, to establish conditional approval for permit applications and to cite this Act as the "Permit Applications Review and Conditional Approval Act of 2025".

The Bill will authorize regulatory agencies to engage third-party entities to assist in the review of permit applications submitted by applicants. The cost of third-party assistance shall be borne by the applicants and the regulatory agencies shall provide the applicants with an itemized estimate of such costs prior to engaging third-party assistance.

According to comments received, the Department of Public Works has reviewed the proposed Bill and has indicated that it will not have any fiscal impact to DPW.

The Bureau has also determined that the Bill is administrative in nature and poses no additional fiscal impact upon any of the funds of Government of Guam.

Senseramente,


LESTER L. CARLSON, JR.