

Re: Messages & Communications Doc. No. 38GL-26-2116 through 2121.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
Date Wed 4/1/2026 9:28 AM
To 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Kiana E. B. Wusstig
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan
Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910
Voice: (671) 472-3465/3460 Fax: (671) 472-3524
guamlegislature.gov

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Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Tuesday, March 31, 2026 4:41 PM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-26-2116 through 2121.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2116 through 2121** for processing:

✓	38GL-26-2116	Guam Housing and Urban Renewal Authority	Revenue and Expense Report for the month of February 2026*
✓	38GL-26-2117	Guam Waterworks Authority	Revenues and Expenditures Report (Unaudited) for the period ending February 2026*
✓	38GL-26-2118	Port Authority of Guam	Board Meeting Packet for March 27, 2026*
✓	38GL-26-2119	Guam Solid Waste Authority	Unaudited Revenues and Expenditures Report for the month of February 2026*
✓	38GL-26-2120	A.B. Won Pat International Airport Authority	Statement of Revenues and Expenses- February 2026*
✓	38GL-26-2121	Department of Administration	Above-Step Recruitment Attempts: Semi-Annual Report as of 3/31/26*

Kindly reply to this email



Si Yu'os ma'åse',
Marie Crisostomo
Committee on Rules Assistant
COMMITTEE ON RULES
Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

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Messages and Communications 38GL-26-2118*

2 messages

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

Tue, Mar 31, 2026 at 3:23 PM

To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa adai,

Please see attached M&C Doc. No. 38GL-26-2118

38GL-26-2118	Port Authority of Guam	Board Meeting Packet for March 27, 2026*
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Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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----- Forwarded message -----

From: **Margret Duenas** <mduenas@portofguam.com>

Date: Tue, Mar 31, 2026 at 12:10 PM

Subject: PAG Board Meeting Materials - March 27

To: speakerblas <speakerblas@guamlegislature.gov>

Hafa Adai Speaker,

In accordance with Section 8113.1, Chapter 8, 5 GCA, the Port Authority of Guam hereby submits an electronic copy of its Board of Directors March 27, 2026 board meeting materials.

Regards - marge

2 attachments

032726 PAG Board Meeting Materials.pdf
1917K

38th Committee On Rules <committeeonrules@guamlegislature.gov>
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Tue, Mar 31, 2026 at 4:03 PM

Håfa Adai,

Received, and thank you.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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

PAG Board Meeting Materials - March 27

2 messages

Margret Duenas <mduenas@portofguam.com>
To: speakerblas <speakerblas@guamlegislature.gov>

Tue, Mar 31, 2026 at 12:10 PM

Hafa Adai Speaker,

In accordance with Section 8113.1, Chapter 8, 5 GCA, the Port Authority of Guam hereby submits an electronic copy of its Board of Directors March 27, 2026 board meeting materials.

Regards - marge

Doc Type: 38GL-26-2118
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
March 31, 2026
Time: 12:10 PM
Received:

032726 PAG Board Meeting Materials.pdf
1917K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
To: Margret Duenas <mduenas@portofguam.com>

Tue, Mar 31, 2026 at 1:16 PM

Hâfa Adai,

Confirming receipt of your email.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guahan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

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PORT OF GUAM
ATURIDAT I PUETTON GUAHAN
Jose D. Leon Guerrero Commercial Port
1026 Cabras Highway, Suite 201, Piti, Guam 96915
Telephone: 671-477-5931/5 | Facsimile: 671-477-2689
Website: www.portofguam.com



Lourdes A. Leon Guerrero
Governor of Guam
Joshua F. Tenorio
Lieutenant Governor

REGULAR MEETING OF THE BOARD OF DIRECTORS
Jose D. Leon Guerrero Commercial Port
Friday, March 27, 2026, 3:00 p.m.
PAG Board Conference Room

A G E N D A

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. January 23, 2026 – Regular Board Meeting

III. PUBLIC COMMENTS:

- a. Public Comments
- b. Employee Comments
- c. PAGGMA Association

IV. GENERAL MANAGER'S REPORT

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Adoption of Board Resolution No. 2026-01 relative to memorializing the intent of the General Manager to transition the F1 Fuel Pier from a Management Agreement structure to a lease arrangement and to negotiate and execute a lease consistent with the policy framework established under Board Resolution No. 2025-41 governing property use arrangements at the Port.

VII. ADJOURNMENT



38GL-26-2118
Messages and Communications

RECEIVED
COMMITTEE ON RULES
March 31, 2026

3:23 p.m.

Marie Crisostomo



PORT OF GUAM
ATURIDAT I PUETTON GUAHAN
Jose D. Leon Guerrero Commercial Port
1026 Cabras Highway, Suite 201, Piti, Guam 96915
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Website: www.portofguam.com



Lourdes A. Leon Guerrero
Governor of Guam
Joshua F. Tenorio
Lieutenant Governor

**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
Friday, January 23, 2026**

I. CALL TO ORDER

The Chairperson called the regular meeting of the Board of Directors to order at 3:05 p.m., Friday, January 23, 2026. Present at the meeting were:

Dorothy P. Harris, Chairperson
Conchita S.N. Taitano, Vice Chairperson
Fe R. Valencia-Ovalles, Board Secretary
Mark B. Mendiola, Board Member
Rory J. Respicio, General Manager
Dominic G. Muna, Deputy General Manager, Operations
Pacifico R. Martir, Deputy General Manager, Admin/Finance
James L. Canto, Port Staff Attorney

Also present was Black Construction-Jocelyn Diaz, Resty Versario, Leonard Kaae, Don McCann, Angela Massey; Senator Jesse Lujan Office-Marvin Crisostomo; Guam Daily Post-Frank San Nicolas; Pacific Daily News-Uriah Aguon and Port Authority Staff.

At this time, Director Mendiola made motion to first entertain the items under New Business, seconded by the Vice Chairperson. The motion was unanimously approved.

VI. NEW BUSINESS

By way of background, the General Manager mentioned that the resolutions being presented for Board consideration is in line with Board Resolution Nos. 2025-22 and 2025-23, and in accordance with Public Law 38-26 - An act to authorize the Port Authority of Guam to grant a dollar-for-dollar offset against lease payments for tenants who invest in tangible, documented improvements to the Port property that provide high value to the community or enhance port operations; and to establish a streamlined process for implementation. He said the law provides the eligibility requirements, such as:

1. Be permanent in nature and enhance Port functionality, capacity, safety, environmental performance, or economic use;
2. Be located on Port property or adjacent property under Port control;
3. Be compliant with permitting and safety regulations; and
4. Be supported by documentation including receipts, contractor invoices, permits, and completion reports.

The General Manager mentioned that the public law further provides that the Port Authority shall establish a process that incorporates eligibility requests; offset agreement, verification of improvements, application of offset, recordkeeping and reporting. This policy framework is provided in Board Resolution No. 2025-22.

At this time, and without objections, the Board recognized the presence of Mr. Leonard Kaae, President of Black Construction Corporation. Mr. Kaae thanked the members and presented the Port facility improvements under the offset lease agreement. These facility improvements performed by Black Construction include:

- **Casting Yard and Office Building** - \$6,039,351: geotechnical foundation report, design and permitting, acres of clearing and junk removal, compacted imported fill and base course, stormwater infiltration basins, public water connection, backflow preventor, water supply piping, yard water supply piping and hose bibbs, sanitary sewer, gallon buried sewage holding tank, public power connection, buried primary electric, power duct bank, pad mounted transformer, high-mast lights, street lights, buried yard power duct banks and outlets, reinforced concrete slabs for casting and craneways, asphalt paving, including pavement markings and signage, office building, sidewalks, ramps, and railings. Improvements 100% complete.
- **Hotel Wharf Upgrades** – \$1,150,798: wharf capacity and geotechnical report, design and permitting, heavy crane concrete foundation slab, mooring bollard, existing mooring bollard lead paint removal/disposal and repainting, miscellaneous wharf concrete repairs, new concrete power pole and riser, reinforced power pedestal and meter, buried electrical duct banks, high mast light poles, small vessel power pedestal, power outlets, water supply piping, chain link fence and rolling fence, and asphalt paving repairs. Improvements 100% complete.
- **Family Beach Restroom & Road Restoration** – \$1,419,662: design, permitting, site clearing, grubbing and green waste disposal, grading to subgrade, building pad fill/base course, termite control, concrete and CMU family beach bathroom building, windows and doors, bathroom building electric power, lighting, plumbing and fixtures, bathroom building door landings, walkway, and outdoor shower, interior and exterior painting, concrete sewage holding tank, existing gravel roadway subgrade and excavate, scarify and compact, dispose of excavated materials, base course and compact, asphalt paving, steel light poles, and solar light fixtures. Improvements ongoing.
- **Gregorio D. Perez Marine Solar Lighting** – \$109,553: light poles and solar light fixtures. Improvements 100% complete.
- **Agat Marina Solar Lights** - \$60,000: proposed estimated value. Improvements to commence.

Mr. Kaae thanked the Board for the opportunity. Director Valencia-Ovalles expressed appreciation that Public Law 38-26 enables a public-private partnership that supports improvements for the Port and benefits the island community. The Vice Chairperson shared the same sentiments, and is confident that with these improvements, Black Construction is mindful of the environmental considerations and the potential invasive species. Director Mendiola commented that the Board has been provided detailed materials from Black Construction regarding the off-set improvements and expressed satisfaction with the level of effort demonstrated on these projects. The Chairperson expressed appreciation with Black Construction for the high-level coordination and transparency throughout this entire process.

1. Adoption of Board Resolution No. 2025-46 relative to authorizing an additional capital cost offset under Black Construction Corporation's lease for the quarry CAU Casting Yard constructed in support of the Glass Breakwater project, in the amount of Five Million One Hundred Forty-Eight Thousand Nine Hundred Four Dollars (\$5,148,904.00), consistent with Board Resolution No. 2025-23 and the policy framework adopted under Board Resolution No. 2025-22.

Director Mendiola made motion to adopt Board Resolution No. 2025-46 relative to authorizing an additional capital cost offset under Black Construction Corporation's lease for the quarry CAU Casting Yard constructed in support of the Glass Breakwater project, in the amount of Five Million One Hundred Forty-Eight Thousand Nine Hundred Four Dollars (\$5,148,904.00), consistent with Board Resolution No. 2025-23 and the policy framework adopted under Board Resolution No. 2025-22., seconded by Director Valencia-Ovalles. The motion was unanimously approved.

2. Adoption of Board Resolution No. 2025-47 relative to authorizing an additional capital cost offset under Black Construction Corporation's lease for improvements to the Port's Hotel Wharf (H-Wharf), in the amount of One Million One Hundred Fifty Thousand Seven Hundred Ninety-Eight Dollars (\$1,150,798.00), constructed in support of the Glass Breakwater project, and to recognize Hotel Wharf as operational and capable of generating additional dockage and vessel discharge fees, consistent with Board Resolution No. 2025-23 and the policy framework adopted under Board Resolution No. 2025-22.

Director Mendiola made motion to adopt Board Resolution No. 2025-47 relative to authorizing an additional capital cost offset under Black Construction Corporation's lease for improvements to the Port's Hotel Wharf (H-Wharf), in the amount of One Million One Hundred Fifty Thousand Seven Hundred Ninety-Eight Dollars (\$1,150,798.00), constructed in support of the Glass Breakwater project, and to recognize Hotel Wharf as operational and capable of generating additional dockage and vessel discharge fees, consistent with Board Resolution No. 2025-23 and the policy framework adopted under Board Resolution No. 2025-22., seconded by Director Valencia-Ovalles. The motion was unanimously approved.

3. Adoption of Board Resolution No. 2025-48 relative to authorizing an additional capital cost offset under Black Construction Corporation's lease for the construction of bathroom, shower, road, and solar lighting facilities at the Port's Family Beach, related access improvements along Route 11, and solar lighting improvements at Hagåt Marina, in the total amount of One Million Four Hundred Seventy-Nine Thousand Six Hundred Sixty-Two Dollars (\$1,479,662.00), constructed in support of the Glass Breakwater project, consistent with Board Resolution No. 2025-23 and the policy framework adopted under Board Resolution No. 2025-22.

Director Mendiola made motion to adopt Board Resolution No. 2025-48 relative to authorizing an additional capital cost offset under Black Construction Corporation's lease for the construction of bathroom, shower, road, and solar lighting facilities at the Port's Family Beach, related access improvements along Route 11, and solar lighting improvements at Hagåt Marina, in the total amount of One Million Four Hundred Seventy-Nine Thousand Six Hundred Sixty-Two Dollars (\$1,479,662.00), constructed in support of the Glass Breakwater project, consistent with Board Resolution No. 2025-23 and the policy framework adopted under Board Resolution No. 2025-22., seconded by Director Valencia-Ovalles. The motion was unanimously approved.

At this time, the Board members proceeded with the remaining items on the agenda.

II. APPROVAL OF MINUTES

1. **December 30, 2025 – Regular Board Meeting:** Director Mendiola made a motion to approve the minutes of December 30, 2025, subject to correction. The motion was seconded by Director Valencia-Ovalles and was unanimously passed.

III. PUBLIC COMMENTS

- a. **Public Comments:** None.
- b. **Employee Comments:** None.

c. **PAGGMA Association:** PAGGMA Vice President Steven Muna mentioned that the PAGGMA association has elected its new officers. He expressed appreciation for having served as PAGGMA Vice President for the past 10 years and the support received by the Board, Management and port employees during his tenure. The Board and Management thanked Mr. Muna for his service and commitment to the association. He reported that PAGGMA is gearing up for the Superbowl and Mes Chamoru events. At this time, Mr. Muna introduced his successor Mr. Chris Flores, newly elected PAGGMA Vice President. Mr. Flores expressed gratitude to Mr. Muna for his professionalism and involvement with the association. Those present congratulated Mr. Flores on his election.

IV. GENERAL MANAGER'S REPORT

1. **Port Receives the Mitsui Ocean Fuji Ahead of the New Year.** On December 31, 2025, the Port Authority of Guam welcomed the Japan-flagged Mitsui Ocean Fuji this morning as it berthed at approximately 8:00 a.m. The 649.63-foot passenger vessel arrived from Saipan with 419 passengers and 340 crew members (759 total). It is a pleasure to welcome the Mitsui Ocean Fuji as we conclude 2025. These passenger arrivals strengthen our tourism economy and demonstrate our continued commitment to delivering exceptional service and hospitality at the Port. Our team prepares extensively for each arrival by strategically sectioning off portions of the container yard to create a secure, sterile area for passenger operations. Their coordination ensures every vessel is handled safely, efficiently, and with the highest level of professionalism. The vessel departed Guam on January 1, 2026, heading onward to Japan. To bid the passengers farewell, the Guam Visitors Bureau coordinated a cultural send-off featuring local performers, offering a memorable New Year's Day experience. The Mitsui Ocean Fuji arrives just one day after the MS Asuka III, making it the fifth passenger vessel to call on Guam in 2025, the second in a three-day period.
2. **Port Awarded Funding to Remove Abandoned and Derelict Vessels at Marinas and Other Port Properties.** The Port Authority has been awarded a grant in the amount of \$644,790.00 from the BoatUS Foundation to remove 13 abandoned and/or sunken vessels located at port properties. The Port Authority will provide a match in the amount of \$214,930.00 for a combined total of \$859,720.00 for the project. This project will advance the work initiated by the Guam Abandoned Derelict Vessel (ADV) Removal Group and align with the Government of Guam's efforts to remove ADVs from waters around Guam that pose risks to the environment, public health, threats to natural and commercial resources, and waterway navigation. The 13 vessels that will be removed on Guam are located across several sites, including Agat Marina, the Harbor of Refuge, the Seaplane Ramp, and F1 Pier. This project was selected by a panel of independent salvage experts, state boating advocates, nonprofit research organizations, and government planning agency staff under a four-year

program created by the nonprofit BoatUS Foundation. This grant allows us to clear hazardous derelict vessels, protect the marine environment, and restore working waterfront areas that serve our community and the region. We will move forward carefully, meet all environmental requirements, and deliver a cleaner and safer harbor for Guam. The BoatUS Foundation's national ADV program includes the creation of a national database to pinpoint locations of abandoned and derelict vessels and track their removal, including abandoned and derelict vessels throughout Guam. The BoatUS Foundation is supporting projects selected through their nationally competitive grant program for the removal of abandoned and derelict vessels throughout coastal and marine areas of the United States, including the Great Lakes, U.S. territories, and Freely Associated States. In an effort to help educate and prevent future ADVs, the Foundation is also creating a national ADV database to track the scope of the challenge and measure success, document ADV prevention and removal activities to share with the public, and support a national dialogue and education efforts on boating-related debris disposal. This project is supported by the National Oceanic and Atmospheric Administration (NOAA) Marine Debris Program.

- 3. Tariff Investigation and Financial Sustainability Review Port Authority of Guam – PUC Port Docket 25-03.** Summary Finding by the PUC: **The effect on consumer prices is minimal, amounting to only fractions of a cent on staple goods.** The Port Authority of Guam (PAG), Guam's sole commercial seaport and a critical economic and national security asset, submitted a tariff petition to the Guam Public Utilities Commission (PUC) under Port Docket 25-03 seeking approval of targeted tariff adjustments limited to labor and equipment services associated with vessel and cargo operations. The petition was filed pursuant to Public Law 30-52 and in accordance with tariff review triggers established in prior PUC proceedings.

Purpose and Context

As detailed in the Petition's Introduction, PAG serves as the primary maritime gateway for Guam and a regional transshipment hub supporting food security, construction supply chains, fuel distribution, tourism, and U.S. military readiness. Maintaining safe, efficient, and financially sustainable port operations requires periodic realignment of tariffs with actual costs of service, while remaining subject to regulatory oversight and public transparency. The existing tariff structure was last adjusted in October 2020. Since that time, Guam has experienced sustained inflation, rising labor and equipment costs, and declining cargo throughput conditions that collectively triggered mandatory review provisions established under prior PUC guidance.

Leadership Testimony

In sworn testimony, I emphasized that the proposed tariff adjustment is not a general rate increase, introduces no new fees, and applies only to labor and equipment services already provided under the existing tariff. He further noted that PAG maintained full operational capacity throughout the COVID-19 pandemic and rapidly restored operations following Typhoon Mawar, underscoring the Port's role as Guam's economic lifeline and a strategic national security asset. Chief Financial Officer Jose B. Guevara III testified that the proposed adjustment is narrowly scoped and data-driven, designed to correct cost under-recovery resulting from inflation and declining cargo volumes rather than staffing growth or service expansion. Guam's Consumer Price Index increased cumulatively by approximately 28% between 2019 and 2024, exceeding the 4% trigger established in PUC Docket 17-01. During the same period, actual container throughput declined to approximately 85,000 containers annually, materially below the forecast of 105,000 containers, exceeding the 5% variance threshold that requires tariff review.

Independent Consultant Findings

The PUC's appointed consultant, Aslan Consulting, LLC, conducted an independent investigation and concluded that PAG's proposed tariff adjustments are just and reasonable, supported by cost-of-service analysis, labor benchmarks, inflationary pressures, and comparative port practices. The consultant confirmed that:

- Labor rate adjustments (averaging approximately 14%) appropriately reflect actual payroll, benefits, and overhead costs as of 2025.
- Equipment rate adjustments reflect cumulative inflation in replacement and maintenance costs.
- The phased implementation structure balances revenue recovery with customer impact.
- The effect on consumer prices is minimal, amounting to only fractions of a cent on staple goods.

Board Action and Governance Alignment

Following review of the consultant's findings and PAG management's recommendations, the PAG Board of Directors unanimously adopted Resolution No. 2025-42 on December 30, 2025, formally acknowledging and accepting the PUC consultant's recommendations in Port Docket 25-03. Through this resolution, the Board:

- Expressed full support for the consultant's conclusion that the proposed tariff adjustments are just and reasonable.
- Authorized PAG management to conduct a comprehensive, full tariff review within twelve (12) months.
- Affirmed that higher-than-planned inflation and sustained revenue impacts from reduced cargo throughput necessitate a broader reassessment of the Port's tariff structure.
- Directed that the tariff review include cost-of-service analysis, throughput sensitivity, tariff simplification measures, and continued stakeholder engagement.

This action reflects unified governance alignment between PAG management, the Board of Directors, and the PUC consultant in addressing the Port's long-term financial sustainability.

Fiscal Stewardship and Infrastructure Readiness

Despite not implementing a general tariff increase since 2020, PAG has maintained uninterrupted operations, preserved investment-grade credit ratings, operated within trustee-established financial controls, and secured more than \$106 million in federal grants over the past decade for cranes, wharf rehabilitation, security upgrades, and resilience projects. Tariff revenues remain the primary means of supporting operating reserves, debt service obligations, and reinvestment in infrastructure critical to both commercial operations and military readiness.

Conclusion

The record developed in Port Docket 25-03, including sworn management testimony, independent consultant analysis, extensive stakeholder outreach, and formal Board approval, demonstrates that PAG's tariff adjustment request is measured, transparent, and necessary. The Board's adoption of Resolution No. 2025-42 further confirms institutional commitment to implementing the consultant's recommendations and initiating a full tariff review to ensure long-term cost-revenue alignment.

Collectively, these actions position the Port Authority of Guam to continue fulfilling its role as Guam's economic lifeline while maintaining regulatory compliance, fiscal discipline, and operational resilience.

Here are the PUC hearing schedule: In accordance with Public Law 26-23, the Guam Public Utilities Commission has scheduled community hearings to receive public input on this petition. The hearings will be held on Tuesday, January 20, 2026, at 6:30 p.m. at the GEC office, Suite 205, Oka Building in Tamuning; Wednesday, January 21, 2026, at 6:30 p.m. at the Dededo Senior Citizens Center; and Thursday, January 22, 2026, at 6:30 p.m. at the Asan Community Center.

4. **Update to Port Authority Physical Fitness and Wellness Policy.** The Port Authority is finalizing an update to the Port's Physical Fitness and Wellness Program policy, which had not been formally updated since September 22, 1999. The updated policy preserves the original structure and limits of the program while modernizing its scope and safeguards. Participation remains voluntary and capped at one hour per day and no more than three hours per week. Time may not be aggregated into a single extended period and remains subject to operational needs and supervisory approval. This update formally documents practices that have already been in place in practice and responsibly administered over the past seven years under this administration.

The update expands the scope of the 1999 wellness program, which was limited to physical fitness, to also include mental and emotional well-being through reasonable self-care. It expressly allows use of wellness administrative leave for counseling, therapeutic services, and related self-care activities, while prohibiting any requirement for employees to disclose medical information, diagnoses, or proof of participation. The policy also strengthens safeguards to prevent misuse by clarifying that wellness administrative leave may not be used to avoid required leave charges, shorten the workweek through recurring patterns, or circumvent attendance rules. Misuse is addressed based on patterns of use and operational impact, with final authority vested in the General Manager. This update is issued as a General Manager policy under Executive Order 2012-07 and addresses internal workforce management only. It does not create new benefits, compensation, or entitlements, and it does not alter the authority of the Port Authority Board. The proposed policy has been circulated internally for comment and will be finalized and issued following that review.

5. **General Manager's Notes for YTD Finances.** We are providing the following summary for December 31, 2025:

REVENUES AND CARGO THROUGHPUT:

- The Port's total operating revenue as of December 31, 2025 is \$16.1 million, which is 1% or \$158K lower than the December's revenue budget of \$16.3 million as of December 2025 but higher by 13% or \$1.9 million than last year's revenues as of December 2024 at \$14.3 million .
- The total number of containers handled as of December (3 months) is 22,715, which is higher by 5.8% or 1,245 containers compared to last year's YTD total of 21,470 containers. The total for non-containerized (breakbulk) cargo as of December is 61,645 revenue tons, which is 40% or 17,616 revenue tons higher than last year's December numbers at 44,029.

OPERATING EXPENSES:

- The total operating expenses as of December 31, 2025 is \$15.0 million, which is 5.4%, or \$862K lower than the December FY26 budget of \$15.9 million. .

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime for all the divisions as of December (3rd month of FY 2026) is \$381 K, which is 10%, or \$44K lower than the FY26 YTD overtime budget of \$426K.
- The total Direct Labor revenue as of November is \$1.1 M, 7.8%, or \$98K lower than the FY26 budget of \$1.2 M but 6% or \$65K higher than last year's December total of \$1.0M.

YTD OPERATING REVENUES MINUS YTD EXPENSES:

- Operating results (Operating revenues minus operating expenses) as of December resulted to an operating Income of \$1.1M. The Port ended with a net income of \$737K after adding the net of Other Income/Expenses of -\$403 K.

YTD DEBT SERVICE COVERAGE RATIO (DSCR) STATUS:

- Based on the December numbers, the DSCR calculation is at 1.58, which is above by 0.33 or 26% as compared to the 1.25 ratio requirement of the 2018 bond indenture agreement.

6. Status of Ongoing Awarded Grant Activities and Updates on Planned Grant Acquisitions.

- **U.S. Economic Development Administration (EDA).**

Project: Fuel Pipeline Connectivity Report

Update: PAG Planning and Amorient conducted a site visit at SPPC and F1 LPG facilities. Amorient is finalizing cost estimates for the installation of an LPG pipeline connecting Golf Pier to the SPPC facility and repair/replacement of a portion of the "C" pipeline for gasoline originating from F1. PAG Planning is compiling required documents to amend the scope of the grant. Planning is developing a grant application for the construction phase of the pipeline via U.S. DOT's FY 2026 BUILD Grant Program.

- **MARAD Marine Highway Program.**

Project: Container Yard Various Equipment Acquisition

Update: PO 20412-OS - Finance submitted reimbursement draw down request to MARAD on January 13, 2026 for \$274,571.70. PAG Planning provided MARAD with required information to amend grant scope to include additional equipment purchases. MARAD is reviewing the information and will provide a revised grant agreement. Planning is awaiting MARAD notification of the reprogramming of remaining Marine Highway funds for the purchase of two 20-ton forklifts and two utility trucks.

- **US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program.**

Project: Wharves F2 – F6 Repair

Update: Environmental compliance for the RAISE Grant project is progressing as planned, with key consultations completed and the draft Environmental Assessment under review by the federal agency, advancing toward issuance of a Finding of No Significant Impact (FONSI) and Categorical Exclusion (CATEX).

- **Office of Insular Affairs Maintenance Assistance Program (MAP).**

Project: Welding Shop Repair (Phase 1 & 2)
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Update: Concrete spall repair has been completed. The project is currently pending an amendment to address electrical upgrades to accommodate new roll-up doors, new equipment, and bring the building up to code.

Project: Generator Maintenance Program
--

Update: Ongoing third year maintenance contract with Hawthorne Pacific.

- **U.S. EPA Clean Ports Program.**

Project: Zero Emissions/Zero Waste Implementation Plan
--

Update: PAG is currently awaiting approval from US EPA Region 9 for its Quality Assurance Project Plan (QAPP) submission, which will allow the Port to proceed with Subtask 16.2: Greenhouse Gas Emission Inventory activity.

- **Department of Agriculture (DOAG) Sport Fish Restoration Program.**

Projects:	Pre-Construction for a Gangway & Dock for Harbor of Refuge
	Demolition and Replacement of Dock A at Hagatna Marina
	Agat Marina Southern Walkway Repair
	Repair of Merizo Boat Ramp
	Maintenance & Structural Assessment of Malessso Pier

Status Quo: Memorandum of Agreement (MOA) pending review and approval.

- **Department of Agriculture (DOAG) Clean Vessel Act.**

Project: Pumpout Service Assessment for Recreational Boats
--

Status Quo: Memorandum of Agreement (MOA) pending review and approval.

- **Department of Defense Office of Local Defense Community Cooperation (OLDCC) Defense Community Infrastructure Program (DCIP).**

Project: Joint Region Marianas (JRM) Pier Infrastructure Restoration (F1 Near-Term Emergency Repair)

Update: The quarterly report was completed and accepted by OLDCC. Following that, PAG completed a NEPA pathway meeting with JRM and CDLO on January 14. JRM will support PAG throughout the NEPA process, including pursuing a Categorical Exclusion (CATEX), an approach expected to take 6 months.

- **FEMA Port Security Grant Program (PSGP).**

Project: Implementation of an Active Directory

Update: Planning established the grant's internal account with the Finance division. Pending FEMA guidance on next steps to move project forward.

Project: Replacement of Aging SonicWall 4600 Firewall & 3-Year Subscription of Intrusion Detection System Monitoring

Update: Planning established the grant's internal account with the Finance division. Pending FEMA guidance on next steps to move project forward.

Project: Security Barrier System

Update: Planning is preparing the Environmental and Historic Preservation (EHP) Screening Form for FEMA submission and review.

Project: Modular Floating Dock System

Update: Planning is preparing the Environmental and Historic Preservation (EHP) Screening Form for FEMA submission and review.

2026 New Proposed Grant Program Opportunities:

- **MARAD Port Infrastructure Development Program (PIDP).**

Project: Crane Rail Support

Update: PAG intends to submit a grant proposal upon release of NOFO from federal agency.

- **USDOT Better Utilizing Investments to Leverage Development (BUILD).**

Project: Fuel Connectivity Construction

Update: Draft narrative is being developed for submission on February 24, 2026.

- **EDA Disaster Supplemental Program.**

Projects:	Dry Dock Feasibility Study
	Deep Draft Wharf Feasibility Study
	Wharf F3 Repair
	Golf Pier Repair

Update: PAG intends to submit a grant proposal.

- **Office of Local Defense Community Cooperation (OLDCC) Defense Community Infrastructure Program (DCIP).**

Project:	Golf Pier Repair
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Update: PAG intends to submit a grant proposal upon release of NOFO Federal Agency.

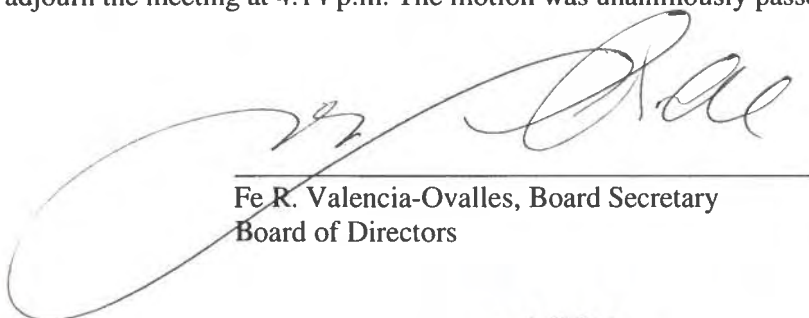
7. **Port Revenue Bonds Project Status.** As of January 16, 2026, the attachment provides information on the status of the revenue bond projects, which include the rehabilitation of the hotel wharf, repairs and improvements to the golf pier, waterline replacement/relocation, upgrades to the EQMR building, repairs and upgrades to warehouse one, construction of a new admin annex building, and other priority projects.

V. OLD BUSINESS

There were no items discussed under old business.

VII. ADJOURNMENT

There being no further business to discuss, it was moved by Director Mendiola and seconded by Director Valencia-Ovalles to adjourn the meeting at 4:14 p.m. The motion was unanimously passed.



Fe R. Valencia-Ovalles, Board Secretary
Board of Directors

APPROVED BY:



Dorothy P. Harris, Chairperson
Board of Directors





PORT OF GUAM
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Lourdes A. Leon Guerrero
Governor of Guam
Joshua F. Tenorio
Lieutenant Governor

General Manager's Report for Board of Directors March 27, 2026

- 1. Port Engages in Government of Guam Cyber Crisis Tabletop Exercise.** The Port Authority of Guam joined the Leon Guerrero-Tenorio Administration, Guam Homeland Security and the Office of Civil Defense, and federal partners in a cyber crisis simulation exercise on February 10, 2025 designed to strengthen Guam's readiness and response to cyber threats. Representatives from the Government of Guam, federal civilian agencies, and military commands convened at the Office of Homeland Security and Civil Defense in Agana Heights to conduct the tabletop exercise. The scenario simulated a phishing attack on a government network that, if not quickly identified, contained, and mitigated, could lead to serious consequences including compromised sensitive data and disruption of essential communication systems.

Cyber incidents are not just an IT issue. They are continuity and resilience issues. The Port is part of Guam's critical infrastructure, and we take seriously our responsibility to coordinate with government and federal partners to strengthen preparedness and protect essential operations. The tabletop exercise reinforced the importance of interagency coordination, rapid response protocols, and clear communication pathways when addressing cyber incidents that could impact public services and critical infrastructure. The Port Authority remains committed to strengthening cybersecurity awareness, protecting systems that support Port operations, and working alongside local and federal partners to ensure Guam's readiness in the face of evolving cyber threats.

- 2. Port Employees Support GMH Restoration Efforts.** The Port Authority of Guam is proud to support Guam Memorial Hospital's ongoing restoration efforts, with several Port employees contracted to assist in critical recovery and operational support activities. This interagency collaboration reflects the Port's continued commitment to serving the people of Guam as the island's only commercial seaport. Port personnel are contributing their expertise and operational experience to help advance GMH's restoration initiatives and ensure progress in strengthening essential healthcare infrastructure.

Deputy General Manager Dominic Muña is co-chairing the coordinated effort alongside Guam International Airport Authority Executive Manager John Quinata, demonstrating unified leadership and a shared commitment to community service and government collaboration. The Port is always ready to step forward when our island partners need support. Our employees embody public service, and we are proud to stand with GMH in this important effort.

- 3. Port Provides Strategic Update During Legislative Oversight Hearing.** The Port Authority of Guam attended a Legislative Oversight Hearing held February 13, 2026, before the Port Oversight Chairperson Senator Jesse A. Lujan and the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs. The Port Authority extends its sincere appreciation to the Guam Legislature for the hearing and the opportunity to provide an update on Port operations, progress, and ongoing initiatives. The Port thanks Senator Lujan for his leadership, as well as Committee Co-Vice Chairperson Senator Christopher M. Dueñas and Committee Member Senator Eulogio Shawn Gumataotao for their time, attention, and continued interest in the work being done at the Port.

During the hearing, the Port provided a strategic overview of current operations, performance, modernization priorities, and long-term readiness outlook, including its Look Ahead 2026 framework. The presentation was led by me, joined by Chief Financial Officer Jojo Guevara, Assistance Equipment Maintenance Manager Shine San Agustin, Program Analyst Tony Yatar, CIP/Engineering Manager Clarence Lagutang, and Planner IV Donna Lizama-Acosta. Our Board members and most Port division heads were also in attendance. The presentation highlighted the Port's continued operational performance, including sustained continuity through major disruptions such as the COVID-19 pandemic and Typhoon Mawar, as well as progress made in strengthening internal systems, governance, and long-term planning. Also provided was an overview of capital improvement timelines, federal coordination efforts, and the operational risks that must be managed as major infrastructure projects transition from planning into execution. As Guam's only commercial seaport, the Port has a responsibility to operate with transparency, maintain financial discipline, and deliver modernization while keeping Guam's supply chain moving without interruption.

4. **Port Meets with U.S. Indo-Pacific Commander during Pacific Agenda Summit.** I had an opportunity to accompany Governor Lou Leon Guerrero to participate in the Pacific Agenda: Investment, Security, and Shared Prosperity Summit, on February 23-24, 2026 in Honolulu, Hawaii. The summit was hosted by the East-West Center, joining regional leaders, policymakers, and defense officials to discuss economic security and strategic investment across the Indo-Pacific. During the summit, Governor Lou Leon Guerrero and I, met with Admiral Samuel Paparo, Commander of U.S. Indo-Pacific Command, to discuss the critical role of Guam's only commercial seaport in supporting regional security, economic stability, and national defense readiness. The discussion included updates on the Port's modernization initiatives, infrastructure resilience, and the acquisition of new ship-to-shore gantry cranes. The cranes represent a transformational investment that strengthens Guam's cargo capacity, improves operational reliability, and enhances the Port's ability to support both commercial supply chains and military logistics requirements.

As the largest deep-water commercial port in the Western Pacific region, Guam's Port plays a vital role in both economic and national security. We appreciated the opportunity to discuss our modernization efforts and the importance of continued federal coordination to ensure the Port remains resilient, efficient, and prepared to meet increasing regional demands. The summit focused on strengthening partnerships throughout the Indo-Pacific and advancing policies that promote shared prosperity, secure investment, and strategic infrastructure development.

5. **Port Participates in AAPA 2026 Legislative Summit in Washington, D.C.** Port Board Vice Chair Conchita Taitano, myself, and Chief Planner Joe Javellana participated in the American Association of Port Authorities 2026 Legislative Summit held March 4 through 6 at the JW Marriott in Washington, D.C. The annual summit serves as the premier government affairs and advocacy forum for the port industry, bringing together senior port executives from across the nation to discuss key maritime policy issues and engage directly with federal leaders. During the summit, we joined fellow port leaders in meetings with Congressional offices on Capitol Hill to highlight the importance of strategic investment in port infrastructure and the role of Guam's only commercial seaport in supporting national supply chain resilience and Indo-Pacific readiness. The program featured discussions with federal officials and Members of Congress, including leadership from the Federal Maritime Commission, U.S. Customs and Border Protection, and the U.S. Maritime Administration, as well as U.S. Senators and Representatives from across the country. Conversations focused on strengthening

port security, modernizing maritime infrastructure, and ensuring continued federal support for ports that serve both commercial and national defense needs. The Legislative Summit provides an important opportunity to ensure Guam's voice is part of the national conversation on maritime policy and infrastructure investment. The Port of Guam plays a vital role in regional commerce and national security, and it is essential that federal partners understand the importance of continued support for modernization and resilience.

The American Association of Port Authorities represents port leaders and maritime partners across the Western Hemisphere and advocates for policies that strengthen global supply chains, economic competitiveness, and infrastructure development. The Port Authority of Guam remains committed to engaging with federal partners to advance modernization efforts and support the long-term readiness of Guam's maritime gateway.

- 6. Port Meets with MARAD Leaders to Discuss Guam Port Infrastructure and Strategic Role in Indo-Pacific.** On March 6, 2026, Port Board Vice Chair Conchita Taitano, myself, and Chief Planner Joe Javellana met at the U.S. Maritime Administration headquarters with Sang H. Yi, Deputy Administrator of the Maritime Administration, U.S. Department of Transportation, along with Peter Simons, Director of MARAD's Office of Port Infrastructure Development, to discuss the Port of Guam's infrastructure priorities and the Port's critical role in supporting regional commerce, national security, and energy logistics in the Indo-Pacific. This meeting was held in conjunction with their participation in the American Association of Port Authorities (AAPA) Annual Legislative Summit.

The meeting focused on the Port's ongoing modernization efforts and long-term infrastructure needs to ensure Guam's only commercial seaport remains capable of supporting the island's local and regional economies as well as U.S. National security operations in the Western Pacific amidst ongoing geopolitical tensions. Approximately 90 percent of Guam's imported goods pass through the Port, 30% of which are military-related cargo making it a vital economic gateway for the island and the region for both commerce and defense. Discussion highlighted the importance of continued federal engagement with Guam as the island's role in the Indo-Pacific continues to grow.

Over the past seven years we have worked to strengthen the Port's financial position and modernize our infrastructure so that we are prepared to meet the growing demands of commerce, national security, and energy logistics in the region. Guam's port plays a critical role not only for our island community but also as a strategic hub supporting U.S. interests in our Pacific region.

During this meeting, the Port team shared the Port's Look Ahead 2026 strategic framework, which outlines the Port's continued investments in modernization, operational efficiency, short and long-term resiliency. The discussion also included the Port's efforts to modernize critical cargo handling equipment, including ship-to-shore gantry cranes needed to service modern container vessels, noting that if one gantry cranes goes offline indefinitely, this will set back the military readiness program by four years. Upgrading Port equipment is an important part of the Port's infrastructure immediate needs to ensure Guam's seaport remains capable of supporting growing cargo volumes, regional commerce, and U.S. strategic logistics operations in the Western Pacific. It was also noted that Guam's leadership has continued to engage federal partners on infrastructure priorities.

7. **Cruise Ship Amadea calls on Guam.** The cruise ship Amadea made a port call at the Port Authority of Guam on March 2, 2026, bringing hundreds of visitors to Guam as part of its regional itinerary. The vessel arrived at approximately 8:10 a.m. from Chuuk with 404 passengers and 308 crew members on board. After spending the day on island, the Amadea departed Guam at 8:04 p.m. enroute to Saipan. The arrival of the Amadea provided an opportunity for cruise passengers to explore Guam's cultural sites, shopping destinations, and local attractions while supporting the island's tourism and visitor industry. The Port Authority of Guam is pleased to welcome the Amadea and its passengers to our island. Cruise calls provides valuable opportunities to showcase Guam's culture, hospitality, and local businesses while supporting the continued growth of the island's visitor economy. The Port Authority continues to work with industry partners to support cruise operations and ensure safe and efficient port services for visiting vessels.
8. **Expedition Cruise Vessel Le Soléal Visits Guam.** On March 11, 2026, the Port Authority of Guam welcomed the boutique expedition cruise vessel Le Soléal as part of the ship's Pacific voyage through the region. The vessel tied down at the Port at approximately 7:00 a.m. after arriving from Chuuk with 169 passengers and 162 crew members onboard.

Majority of the passengers disembarked in Guam, with some travelers heading directly to the airport to continue their journeys while others checking into local hotels and spending additional time on island. Other passengers spent the day visiting local attractions, historical sites, restaurants, and shopping areas across Guam, contributing to the island's visitor economy.

To mark the ship's arrival, the Guam Visitors Bureau coordinated a cultural welcome for passengers and crew at the Port featuring traditional CHamoru cultural elements designed to introduce visitors to Guam's heritage and hospitality. We are pleased to welcome the passengers and crew of Le Soléal to Guam. The vessel departed Guam at approximately 4:00 p.m. and will continue its voyage to Osaka, Japan. Appreciation is extended to our Port employees for their continued excellence and professionalism in converting our terminal operations into a safe and efficient cruise vessel arrival zone, ensuring that our guests receive a warm and secure welcome to Guam.

9. **Port Hosts UOG TRIO Students for Educational Tour.** The Port Authority of Guam welcomed students from the University of Guam TRIO Student Support Services program for an educational tour held on March 6, 2026. Students and program representatives participated in the visit, which was designed to provide insight into the Port's operations, infrastructure, and the wide range of career opportunities available within Guam's only commercial seaport. The program included presentations from the Port's Planning Division and Finance team, followed by a guided bus tour led by the Operations Division, including Transportation, Terminal, and Stevedore operations. The students were given a firsthand perspective on daily operations and the critical role of the Port in supporting Guam's economy and supply chain.

The visiting group, led by UOG Educational Specialist Jacklyn Garote, expressed interest in learning more about the Port's infrastructure and hearing directly from employees featured in the Port's "Faces of the Port" initiative. The tour offered students the opportunity to see how various divisions work together and to explore career pathways in fields such as business, public administration, computer science, engineering, health and safety, and other professional disciplines represented at the Port. This type of engagement helps expose students to the many career possibilities available at the Port and within the maritime industry. We are proud to support educational initiatives that connect students to real-world opportunities and encourage the next generation of leaders and professionals. The Port Authority of

Guam remains committed to community outreach and workforce development by partnering with local educational programs to inspire interest in public service and maritime careers.

10. Port Hosts Mississippi University Cross-Cultural Business Study Abroad Program.

The Port Authority of Guam welcomed faculty and students from Mississippi University on March 13, 2026 as part of a Cross-Cultural Business Study Abroad Program aimed at providing participants with firsthand insight into international commerce, logistics, and port operations in the Western Pacific. The visiting delegation was received at the Port Admin Building, where members of the Port's Finance Team delivered a presentation in the Port Board Conference Room. The presentation highlighted the Port's role as Guam's primary gateway for commerce, its financial and operational structure, and the importance of the seaport to regional trade, economic development, and national security. Following the presentation, the group participated in a guided tour of the Port's facilities to observe cargo operations, infrastructure, and the movement of goods that support Guam and the broader Micronesian region.

Emphasis was made on the value of educational exchanges that expose students to real-world port operations. Opportunities like this allow students to see how critical maritime infrastructure supports communities and economies, especially in island environments like Guam. We are always pleased to share the Port's story and highlight the important work being done by our team to keep Guam's supply chain moving. The visiting delegation included Dr. William "Billy" Morehead, Dr. Glenn Joseph Antizzo, and students Alexis Antizzo, Ryan Brown, Grant McNally, Garrett Ramsey, Miriam Robinson, Grey Thompson, and Kye Webb. The Cross-Cultural Business Study Abroad Program provides students with opportunities to engage with international organizations, government agencies, and businesses while learning about global commerce and cultural exchange. The Port Authority of Guam regularly hosts educational groups, visiting delegations, and industry partners as part of its mission to promote understanding of maritime operations and the critical role the Port plays in supporting Guam's economy and the region.

11. GM Meets with APL Leadership. On March 11, 2026, I met with Americal President Lines representatives, namely Nick Fafoutis, Executive Vice President, visiting from the Washington, D.C./Northern Virginia region; General Manager Michelle Quidachay and Senior Operations Manager Charles Emsley.

The discussion focused on the Port's ongoing modernization initiatives aimed at strengthening cargo operations and improving supply chain reliability for Guam and the broader Western Pacific region. Port updates were provided on the infrastructure priorities, including efforts to secure federal funding and grants that will support major capital improvements as well as efforts to obtain funding for new ship-to-shore gantry cranes, which are critical to increasing cargo handling capacity and ensuring the Port can continue to efficiently move the goods that sustain Guam's economy. Emphasis was made on the modernization of the Port's infrastructure being a top priority to ensure the facility can meet growing demand while supporting both commercial activity and national security logistics in the Indo-Pacific. The Port plays a vital role in the movement of goods across our region. Our discussions with APL leadership help ensure we remain aligned with our industry partners as we work to modernize our infrastructure, strengthen supply chains, and position Guam's port to meet the needs of our community and our regional partners. The meeting also provided an opportunity to exchange perspectives on shipping trends, operational challenges, and opportunities to further strengthen collaboration between the Port Authority of Guam and one of the region's longstanding ocean carriers.

12. **Port Employees Participate in Retirement Plan Education Sessions.** The Port Authority of Guam Human Resources Division hosted retirement plan education sessions for employees in March to provide information on available retirement programs and help staff better understand their long-term financial planning options. Representatives from the retirement fund conducted presentations at the Port Board Conference Room covering the Government of Guam retirement plans, including the DB 1.75 plan, the DCRS 401(a) plan, and the 457(b) Deferred Compensation Plan. The sessions were designed to give employees a clearer understanding of how the plans work and how they can prepare for retirement. The presentations were held on March 17-18, 2026, followed by one-on-one meetings where employees had the opportunity to speak directly with retirement representatives to discuss their individual questions and retirement planning goals. Additional education sessions and individual meetings are scheduled to continue in April to ensure employees have further opportunities to receive information and guidance regarding their retirement benefits. Port employees were encouraged to take advantage of the opportunity to learn more about their retirement options and the resources available to them. The Port continues to support employee development and financial awareness by providing access to informational programs that help employees make informed decisions about their future.

13. OSHA Inspection of Port Gantry Cranes. An inspection on port gantry cranes was performed on March 17-20, 2026 by Donald Bailey, Certifier with the Occupational Safety and Health Inspection, U.S. Department of Labor. The inspection was conducted in accordance with 29 CFR Part 1919 and 1917.50(b)(2). The Port gantry cranes were evaluated for operational functionality and overall capability as follows:

- Day-1 Inspection of ground level components on Gantry 4 and Gantry 5.
- Day-2 Inspection of Gantry 4 structure and functions(crane was in operation).
- Day-3 Inspection of Gantry 6 structure and function test.
- Day-4 Inspection of Gantry 5 structure and function test, to include load proof test (125% of rated capacity) to certify new headblock.

All Port gantry cranes were found to be in compliance with all applicable governing requirements and successfully passed the inspection.

14. Port Authority of Guam v. Guam Industrial Services, Inc. dba Guam Shipyard. On March 20, 2026, the Supreme Court of Guam issued its Opinion in the case of Port Authority of Guam v. Guam Industrial Services, Inc. dba Guam Shipyard. The appeal to the Supreme Court arose from an unlawful detainer (eviction) action that the Port filed against Guam Shipyard ("GSY") for its refusal to vacate Hotel Wharf and the Dong Yang site after its lease ended. The trial court, after hearing and denying GSY's motion to dismiss the eviction action, and after holding a trial on the matter, entered judgment awarding possession of both locations to the Port.

In its appeal, GSY challenged (1) the denial of GSY's motion to dismiss the eviction action; (2) the denial of GSY's claim that its alleged (but unfounded) overpayments of rent entitled it to extend its lease term; (3) the court allowing the Port to use the eviction proceedings to terminate GSY's license to use the Dong Yang site; and (4) GSY's lack of opportunity to file an answer to the Complaint after its dismissal motion was denied, though it never asked to file an answer.

The Guam Supreme Court held that the trial court did not err in denying GSY's motion to dismiss and that the trial court properly entered judgment for the Port on its unlawful detainer (eviction) Complaint because the Port properly proved its case at trial. Though the Supreme Court found that the trial court erred by proceeding directly to trial after denying GSY's dismissal motion, without giving GSY time to file an answer to the Port's complaint (despite that GSY never requested to file an answer

and agreed to immediately proceed to trial), the Supreme Court held that GSY did not show any prejudice from not having filed an answer, making it harmless error. In sum, the Guam Supreme Court upheld the trial court's judgment finding in the Port's favor for eviction of GSY from Hotel Wharf and the Dong Yang site. This is a final conclusion to the case.

15. **Annual Leave Balance at the Beginning of each Fiscal Year.** The Port's Payroll Division distributes a list of anticipated annual leave balance for pay period ending September 2026, identifying employees who are projected to exceed 320-hours maximum carryover limit. Using each employee's annual leave balance as of January 2026 and the number of hours earned per pay period, Payroll has identified the departments/divisions with personnel expected to exceed 320 hours. This advance notice allows Division Heads to monitor employees who are on track to accumulate excess leave; inform and encourage employees to schedule and use their leave in a timely manner; and prevent forfeiture of leave hours at the end of the fiscal year.

The following table shows the department/division that will exceed over 320 hours.

Division	Personnel Count	Use/Lose by 09/30/26 (of 320 hours)
GM's Office	3	32 to 80
Harbor Master's Office	3	37 to 81
Occupational, Health & Safety	2	40 to 49
Planning Division	3	11 to 32
Corporate	1	74
General Administration	2	39 to 40
Human Resources	1	76
Procurement	2	33 to 95
CIP/Engineering	1	48
Commercial	1	51
Information Technology	5	9 to 72
Finance	8	29 to 94
Port Police	14	32 to 104
Operations	4	56 to 104
Stevedoring	19	2 to 104
Terminal	11	22 to 96
Transportation	20	7 to 104
EQMR	12	5 to 104
Facility Maintenance	6	12 to 104

16. Public Hearing Held on Port Master Plan 2025. The Port Authority of Guam held its public hearing on the Master Plan 2025 on March 25, 2026, as part of the Bureau of Statistics and Plans review process. The hearing marked another milestone in the Port's long-term modernization and resiliency strategy. Port leadership provided an overview of the Master Plan's phased capital improvements, sustainability framework, and readiness initiatives designed to support Guam's economic growth and national defense mission. Attendees were briefed on the Port Improvement Program, which integrates the Port Readiness Plan and the Sustainability Plan into a coordinated roadmap for implementation over the next five to ten years.

The Master Plan is not a new document in substance, but it represents a renewed commitment to implementation. We have aligned our modernization efforts with sustainability goals, zero-emission and zero-waste objectives, and the operational demands of a growing regional and defense environment. This is about execution and accountability. The Master Plan 2025 reflects the planning document originally adopted under Resolution No. 2023-04 and amended under Resolution No. 2024-18 to incorporate Zero-Emission and Zero-Waste resiliency goals. In July 2025, the Board unanimously adopted Resolution No. 2025-24 to update the title from 2023 to 2025 to reflect the active implementation period. The Plan outlines strategic investments including Ship-to-Shore gantry crane replacement, long-term wharf and fuel pier rehabilitation, digital transformation initiatives, tariff simplification, and climate adaptation measures. These initiatives are designed to strengthen operational efficiency, financial sustainability, and infrastructure resiliency.

During the hearing, Port officials emphasized that the Plan balances commercial growth with environmental responsibility and national security readiness, particularly in support of Indo-Pacific Command's Pacific Deterrence Initiative.

PORT MASTER PLAN GOALS

- Provide a comprehensive overview of the Port's current conditions including governance, financial, operational, and physical attributes;
- Assess the current and projected cargo opportunities based on Guam's market drivers, which consist of military realignments, tourism, transshipment and organic growth;
- Determine near-term resiliency improvements and operational adjustments to accommodate the peak of the military build-up, support Indo-Pacific Command's Pacific Deterrence Initiative (PDI) and ensure maritime posture for future deployments of military assets;

- Estimate the Port's capacity and ability to meet the projected demand and tenant requirements;
- Identify long-term port improvement efforts targeted towards continuing operational and economic sustainability;
- Establish optimal requirements for operations, maintenance and repair, and capital improvement projects;
- Validate the efficient and effective use of the Port's resources and assets;
- Present commercial strategies for PAG to diversify its revenue base and enhance its financial self-sufficiency including a comprehensive tariff simplification and associated benefits to the PAG and port users;
- Assess the impact of the recommended strategies on Guam's economic conditions; and
- Prepare implementation programs to support a coordinated approach of continuous Port improvements balanced with sustainability.

PORT MASTER PLAN KEY ELEMENTS

- Ship-to-Shore Gantry Crane Replacement
- Rehabilitation of Area A Fuel Storage Facility
- In-Water Infrastructure Study
- Wharves and Fuel Piers Long Term Replacement
- Financial Management System
- Guam Customs Inspection Facility
- Solar Power Study
- Tariff Simplification
- Terminal Operating System
- Information Technology Study
- Port Users Group Initiative for System Integration
- Financial Feasibility Analysis
- Economic Impact

With the public hearing completed, the Master Plan will proceed through the remaining BSP review process before recommendation to the Governor of Guam for submission to the Guam Legislature pursuant to law. The Master Plan 2025 is available for public review at www.portofguam.com/modernization.

17. Port Participates in Academy of Our Lady Career Fair. The Port Authority of Guam participated in the Academy of Our Lady of Guam Career Fair held today at the AOLG Gymnasium, providing students with firsthand insight into the wide range of careers available within Guam's only commercial seaport. Port personnel from the

Operations, Finance, and Engineering divisions served as booth presenters during the event, engaging with students and sharing information about their respective roles and professional journeys. Representatives from the Terminal, Stevedore, and Transportation divisions were also on hand to offer perspectives on the day-to-day functions that keep the Port operating efficiently.

Throughout the fair, Port team members engaged with students to help them better understand the work performed across various divisions. Students had the opportunity to ask questions, explore career pathways, and learn about the diverse fields that contribute to the Port's mission, including operations management, engineering, finance, logistics, and safety. Engaging with students gives us the opportunity to share how the work done at the Port directly supports Guam's economy and daily life. It also allows students to see that there are many career paths within public service that they may not have considered. The Port Authority of Guam is proud to play a role in helping students explore future pathways in the maritime and public sectors.

18. Port Recognizes Certified Government Financial Manager Month. The Port Authority of Guam is proud to recognize March 2026 as Certified Government Financial Manager (CGFM) Month and to honor the Port employees who have earned this distinguished professional credential. CGFM Month highlights the importance of excellence, accountability, and professionalism in government financial management. The Certified Government Financial Manager (CGFM) designation, awarded by the Association of Government Accountants (AGA), recognizes professionals who demonstrate expertise in governmental accounting, auditing, financial reporting, internal controls, and budgeting across federal, state, and local governments.

The AGA Guam Chapter has more than 240 members, including 46 Certified Government Financial Managers, and three members of the Port Authority of Guam team hold this respected credential. They include:

- Jose "Jojo" Guevara III, CGFM, MBA, PMP – Chief Financial Officer
- Michele Brillante, CGFM – Accountant II
- Odeth Bealiah F. Ignacio, CGFM, MAcc – Accountant II

We are proud of our team members who have earned the CGFM designation and the dedication they demonstrate in maintaining the highest standards of government financial management. Their expertise and commitment support the Port's mission of

responsible stewardship, transparency, and sound financial management on behalf of the people of Guam. The CGFM certification was established by AGA in 1994 to recognize professionals who possess the knowledge and skills necessary to effectively manage public resources and uphold strong financial accountability in government. The Port Authority of Guam joins the AGA Guam Chapter and government agencies across the island in celebrating CGFM Month and recognizing the important role government financial professionals play in supporting public service and accountability.

19. American Association of Port Authorities (AAPA): USDOT Releases FY26 PIDP NOFO. The U.S. Department of Transportation (USDOT) released the Fiscal Year 2026 Notice of Funding Opportunity (NOFO) for the Port Infrastructure Development Program (PIDP). The FY26 NOFO is very similar to the FY25 NOFO with a few key changes:

- Projects located in Qualified Opportunity Zones, projects using innovative technology, and projects supporting national multimodal freight goals will receive priority.
- Workforce development is no longer included as a selection consideration.
- Applications to fund shore power projects will now have to justify how they improve "the safety, efficiency, or reliability of the movement of goods." Previously, shore power projects were treated as eligible for PIDP grants.
- The application scoring rubric has added a metric for "supporting national multimodal freight goals," including export competitiveness; support for critical minerals, steel, defense, and pharmaceutical supply chains; support for the energy industry; reshoring advanced manufacturing; and revitalization of the maritime industrial base.

There is \$488.6 million available in total, which combines the final year of advanced appropriations from the Bipartisan Infrastructure Law plus additional appropriations from Congress in FY26. AAPA continues to advocate aggressively for advanced appropriations in the next Surface Transportation Reauthorization, for which initial bill text is expected soon.

20. Status on PAG Docket 25-03 Port's Tariff Adjustment Petition with Public Utilities Commission. There has been no activity on the Port Authority of Guam's tariff adjustment petition since the PUC hearing on January 29, 2026. Chief Financial Officer Jojo Guevara has made multiple follow-ups with the Administrative Law Judge regarding the status of the ALJ Report. No update has been provided to the Port as of today. Since January, PUC has scheduled two meetings, but the Port Authority was not included on the agenda for either meeting.

21. General Manager's Notes for YTD Finances. We are providing the following summary for January 31, 2026:

REVENUES AND CARGO THROUGHPUT:

- The Port's total operating revenue as of January 31, 2026 is \$21.7 million, which is 0.2% or \$49K lower than the January's revenue budget of \$21.73 million but higher by 12% or \$1.9 million than last year's revenues as of January 2025 at \$19.4 million.
- The total number of containers handled as of January (4 months) is 30,373, which is higher by 5.2% or 1,496 containers compared to last year's YTD total of 28,877 containers. The total for non-containerized (breakbulk) cargo as of January is 73,026 revenue tons, which is 25% or 14,755 revenue tons higher than last year's January numbers at 58,271.

OPERATING EXPENSES:

- The total operating expenses as of January 31, 2025 is \$20.2 million, which is 4.6%, or \$983K lower than the January YTD FY26 budget of \$21.1 million.

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime for all the divisions as of January (4th month of FY 2026) is \$594 K, which is 5%, or \$26K higher than the FY26 YTD overtime budget of \$567K.
- The total Direct Labor revenue as of January is \$1.6 M, 3.7%, or \$61K lower than the FY26 budget of \$1.7 M but 9% or \$128K higher than last year's January YTD total of \$1.5M.

YTD OPERATING REVENUES MINUS YTD EXPENSES:

- Operating results (Operating revenues minus operating expenses) as of January resulted to an operating Income of \$1.5M. The Port ended with a net income of \$1.1M after deducting the net of Other Income/Expenses of -\$441 K.

YTD DEBT SERVICE COVERAGE RATIO (DSCR) STATUS:

- Based on the January numbers, the DSCR calculation is at 1.66, which is above by 0.41 or 33% as compared to the 1.25 ratio requirement on the 2018 bond indenture agreement.

22. General Manager's Notes for YTD Finances. We are providing the following summary for February 28, 2026:

REVENUES AND CARGO THROUGHPUT:

- The Port's total operating revenue as of YTD February 2026 (5 months) is \$26.3 million, which is 3.2% or \$857K lower than the YTD February's revenue budget of \$27.2 million but higher by 13% or \$3 million than last year's revenues as of February 2025 at \$23.3 million.
- The total number of containers handled as of YTD February (5 months) is 37,067, which is higher by 7% or 2,344 containers compared to last year's YTD total of 34,723 containers. The total for non-containerized (breakbulk) cargo as of February is 86,015 revenue tons, which is 0.5% or 408 revenue tons lower than last year's February numbers at 86,423. Breakbulk cargos from Foreign vessels has increased by 7.5% or 3,879 revenue tons compared to last fiscal year.

OPERATING EXPENSES:

- The total operating expenses as of February is \$25.0 million, which is 5.5%, or \$1.4M higher than the YTD February budget of \$26.4 million. .

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime for all the divisions as of YTD February is \$713 K, which is 0.4%, or \$3.0K higher than YTD February overtime budget of \$710K.
- The total Direct Labor revenue as of YTD February is \$1.9 M, 6.3%, or \$132K lower than the FY26 budget of \$2.1 M but 9% or \$162K higher than last year's YTE February total of \$1.8M.

YTD OPERATING REVENUES MINUS YTD EXPENSES:

- Operating results (Operating revenues minus operating expenses) as of February resulted to an operating Income of \$1.3M. The Port ended with a net income of \$713K after deducting the net of Other Income/Expenses of - \$615 K.

YTD DEBT SERVICE COVERAGE RATIO (DSCR) STATUS:

- Based on the February numbers, the DSCR calculation is at 1.49, which is above by 0.24 or 19% as compared to the 1.25 ratio requirement of the 2018 bond indenture agreement.

23. Status of Ongoing Awarded Grant Activities and Updates on Planned Grant Acquisitions.

- **U.S. Economic Development Administration (EDA).**

Project: Fuel Pipeline Connectivity Report

Update: Planning and Engineering/CIP met with EDA officials to discuss the PAG's proposal to reprogram project funds from the originally approved construction phase to design of additional elements (LPG, Mogas Bypass, and Area A Stub-Out) and a biological assessment of Golf Pier. EDA Project Officer is supportive of the PAG's proposal and is working with Planning to finalize an amendment request to the EDA's Investment Review Committee. Planning submitted a grant application for the construction phase of the Fuel Connectivity Project to U.S. DOT's BUILD Grant Program on February 24, 2026.

- **MARAD Marine Highway Program.**

Project: Container Yard Various Equipment Acquisition

Update: MARAD Grants Specialist indicated the PAG's amendment request to purchase additional equipment is under review with DOT/MARAD legal counsel and is anticipated to be approved soon.

- **US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program.**

Project: Wharves F2 – F6 Repair

Status Quo: Environmental compliance for the RAISE Grant project is progressing as planned, with key consultations completed and the draft Environmental Assessment under review by the federal agency, advancing toward issuance of a Finding of No Significant Impact (FONSI) and Categorical Exclusion (CATEX).

- **Office of Insular Affairs Maintenance Assistance Program (MAP).**

Project: Welding Shop Repair (Phase 1 & 2)

Update: Concrete spall repair has been completed. The new roll up doors are being installed and the next steps are the installation of the downspouts and roof hatch. The contract amendment for electrical upgrades has also been approved.

Project: Generator Maintenance Program

Update: Ongoing third year maintenance contract with Hawthorne Pacific. Three POs were awarded to three different vendors for generator stator rewinding services at \$24,000 each.

- **U.S. EPA Clean Ports Program.**

Project: Zero Emissions/Zero Waste Implementation Plan

Update: US EPA Region 9 approved the PAG's Quality Assurance Project Plan (QAPP) on March 4, 2026. The Port has initiated Subtask 16.2: Greenhouse Gas Emission Inventory activities. The subrecipient will be on island conducting data-gathering activities from April 13-17.

- **Department of Agriculture (DOAG) Sport Fish Restoration Program.**

Projects:	Pre-Construction for a Gangway & Dock for Harbor of Refuge
	Demolition and Replacement of Dock A at Hagatna Marina
	Agat Marina Southern Walkway Repair
	Repair of Merizo Boat Ramp
	Maintenance & Structural Assessment of Malesso Pier

Status Quo: Memorandum of Agreement (MOA) pending review and approval.

- **Department of Agriculture (DOAG) Clean Vessel Act.**

Project: Pumpout Service Assessment for Recreational Boats

Update: PAG has received the registered MOA from DOAg, which serves as authorization to proceed with project activities. Next steps include establishing the project account and developing a Scope of Services for an environmental

consultant to conduct the marina pumpout vessel survey and feasibility assessment prior to issuance of RFP.

- **Department of Defense Office of Local Defense Community Cooperation (OLDCC) Defense Community Infrastructure Program (DCIP).**

Project: Joint Region Marianas (JRM) Pier Infrastructure Restoration (F1 Near-Term Emergency Repair)

Update: PAG completed the draft conceptual design on February 10, received by JRM. PAG Engineering is preparing the draft construction timeline for JRM. JRM's environmental review is underway. The Engineering Division and Procurement are developing the A&E design packet, which will require the contractor to obtain all permits. The quarterly progress report to the grantor is on track for submission next week, due March 31.

- **FEMA Port Security Grant Program (PSGP).**

Projects:	Implementation of an Active Directory
	Replacement of Aging SonicWall 4600 Firewall and 3-Year Subscription of Intrusion Detection System Monitoring
	Security Barrier System
	Modular Floating Dock System

Update: FEMA Points of Contact have been impacted by the partial federal funding hiatus for the DHS. Planning has received automatic email replies indicating they cannot return emails or calls until the hiatus is resolved. Additionally, the ND Grants and FEMA GO systems are inactive at this time. Before the hiatus, Planning was still awaiting guidance on requirements to lift the funding hold on the 2025 award.

2026 New Proposed Grant Program Opportunities:

- **MARAD Port Infrastructure Development Program (PIDP).**

Project: Crane Rail Support

Status Quo: PAG intends to submit a grant proposal upon release of NOFO from federal agency.

- **USDOT Better Utilizing Investments to Leverage Development (BUILD).**

Project: Fuel Connectivity Construction

Update: Planning submitted the grant proposal to US DOT on February 24, 2026.

- **EDA Disaster Supplemental Program.**

Projects:	Dry Dock Feasibility Study
	Deep Draft Wharf Feasibility Study
	Wharf F3 Repair
	Golf Pier Repair

Status Quo: PAG intends to submit a grant proposal.

- **Office of Local Defense Community Cooperation (OLDCC) Defense Community Infrastructure Program (DCIP).**

Project: Golf Pier Repair

Status Quo: PAG intends to submit a grant proposal upon release of NOFO Federal Agency.

24. **Port Revenue Bonds Project Status.** As of March 23, 2026, the attachment provides information on the status of the revenue bond projects, which include the rehabilitation of the hotel wharf, repairs and improvements to the golf pier, waterline replacement/relocation, upgrades to the EQMR building, repairs and upgrades to warehouse one, construction of a new admin annex building, and other priority projects.

Respectfully submitted,


Rory J. Respicio
General Manager

**2018 Port Revenue Bonds Status Report
As of March 23, 2026**

Bond Project	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFI/PO Number	Status
Rehabilitation of "H" Wharf	\$46,331,895.00	\$1,740,063.86	\$44,591,831.14	PO No. 17043-OF for \$2,249,945.54 awarded to GHD Inc. New Contract Amount: \$2,656,621.37 PO No. 18140-OS was issued to Sumitomo Mitsui Construction Company, Ltd. for \$46,331,895.00	Resolution No. 2024-01 authorized the PAG GM to temporarily pause H-Wharf construction, procure additional gantry cranes, and establish comprehensive strategic measures for port operational enhancement and financial reallocation. WSP finalized the design to ensure compliance with the latest engineering codes. UPDATE: Status Quo
Golf Pier Repairs and Improvements	\$2,000,000.00	\$372,147.93	\$1,627,852.07	RFP No. 2019-02: A&E Design for \$484,000.17 awarded to NC Macario	Golf Pier was rendered inoperable after Typhoon Mawar. The PAG along with its OAE have developed cost estimates. The PAG had received a FEMA determination for Golf Pier. On August 9, 2025, PAG submitted an appeal letter requesting reinstatement of eligibility for Permanent Work assistance related to damages sustained during Typhoon Mawar. UPDATE: The Guam Recovery Office submitted appeal letter to FEMA. Pending FEMA response/decision.
Waterline Replacement and Relocation	\$6,000,000.00	\$4,648,555.74	\$1,351,444.26	RFP No. 2019-03 - A&E Design awarded to NC Macario PO No. 20723-OS for \$4,837,223.18 BME & Sons Inc. (Outstanding balance to be drawn down from the New Administration Building)	Pipe installation along wharves F4 to F5 is ongoing. The first section of the new waterline near the fire water tank has been connected. Work has begun near the main gate to connect the new waterline and additional work that includes the installation of new fire hydrants to meet fire code standards. UPDATE: Work on the new system is 90% complete. The project is currently pending a contract extension that is under legal review. Once complete work will begin on the installation of fire hydrants.
EQMR Building Repairs and Upgrades	\$3,628,800.00	\$3,527,583.53	\$101,216.47	PO No. 1800705 for \$3,980,000.00 awarded to JJ Global Service	The repair & paint work as well as lead based paint abatement has been completed. UPDATE: All inspections are complete and the project is currently pending the final invoice. The ribbon cutting is scheduled for March 25, 2026.
Warehouse 1 Repairs	\$2,000,000.00	\$1,503,036.10	\$496,963.90	RFP No. 2019-03: A&E Design for \$1,406,427.48 awarded to NC Macario	The Construction IFB was published on November 25, 2024. The bid opening was held on February 5, 2025. UPDATE: Chipping and saw cutting exterior concrete spalling is complete and spall repair is at 40%. Electrical demolition is 80% complete, construction joint removal and cleaning is 70% complete, and joint repair is 65% complete. Work on the new Bay 4 wall has begun.
Other Priority Projects 1. Repair of F-1 Fuel Pier and wharves F-2, F-3, F-4, F-5, and F-6 waterfront facilities 2. Upgrade of the Port's IT system and integration of TOS	\$4,980,745.00	\$406,597.09	\$4,574,147.91	See status	1. Please refer to MARAD RAISE - Wharves Service Life Extension Hardening of Wharves F2-F6 for more information on the Port Grant/Bond Monthly Update. 2. The TOS Upgrade scope of services is under Procurement and Legal review. UPDATE: Status Quo
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$2,497,129.65	\$2,870.35	See status	Module updates are ongoing for vessels and SSRs. An RFP for joint comprehensive support services with GPA, GAA, and the lead agency GWA is ongoing. The PAG is also exploring additional applications such as employee self serve and dashboards. The PAG is also exploring preventative maintenance modules and content management. UPDATE: The PAG has also moved from Oracle to DXE for customer support via a MOA with GWA. The PAG's RFP for DXE is still ongoing. Status Quo.
New Admin. Annex Building	\$10,445,000.00	\$0.00	\$10,445,000.00	See status	Project is currently on hold pending Management decision. Engineering has been instructed to develop Scope of Work to repair concrete cracks and spalling and made a priority. UPDATE: Status Quo
Grand Total	\$77,886,440.00	\$14,695,113.90	\$63,191,326.10		

BOARD OF DIRECTORS

Dorothy P. Harris, Chairperson

Conchita S.N. Taitano, Vice Chairperson

Fe R. Valencia-Ovalles, Board Secretary

Mark B.C. Mendiola, Board Member



Resolution No. 2026-01

RELATIVE TO MEMORIALIZING THE INTENT OF THE GENERAL MANAGER TO TRANSITION THE F1 FUEL PIER FROM A MANAGEMENT AGREEMENT STRUCTURE TO A LEASE ARRANGEMENT AND TO NEGOTIATE AND EXECUTE A LEASE CONSISTENT WITH THE POLICY FRAMEWORK ESTABLISHED UNDER BOARD RESOLUTION NO. 2025-41 GOVERNING PROPERTY USE ARRANGEMENTS AT THE PORT.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE JOSE D. LEON GUERRERO COMMERCIAL PORT:

WHEREAS, *I Liheslaturan Guåhan*, through its enactment of Public Law 13-87, created the Port Authority of Guam as a public corporation and autonomous instrumentality with responsibility over Port assets and facilities as provided in Title 12 of the Guam Code Annotated; and

WHEREAS, the Port Authority of Guam owns and operates the Jose D. Leon Guerrero Commercial Port, including its piers, wharves, terminals, and associated marine facilities serving Guam's commerce, energy logistics, and national security operations; and

WHEREAS, the F1 fuel pier is a Port owned marine facility used for the transfer of petroleum products serving Guam's commercial and energy needs; and

WHEREAS, certain operational infrastructure associated with the storage and distribution of petroleum products, including pipeline systems connected to the F1 fuel pier, is privately owned and operated; and

WHEREAS, since approximately 2009, the use and operation of the F1 fuel pier has been governed through a management agreement with Tristar Terminals Guam, Inc.; and

WHEREAS, under the existing management agreement structure, the operation of the F1 fuel pier involves a management arrangement associated with the handling and throughput of petroleum products through the facility rather than a traditional lease framework governing the use of Port owned marine facilities, which as a matter of structure has resulted in the Port compensating the operator for management services rather than receiving lease revenue associated with the occupation and use of Port owned property, an outcome that may be viewed as an unintended consequence of the original agreement structure and which over time has limited the Port's ability to realize lease based revenue from the use of the F1 fuel pier over the duration of the agreement; and

WHEREAS, in 2021, the current General Manager, Rory J. Respicio, executed the continuation of the management agreement as part of the existing contractual structure governing the use of the F1 fuel pier, though he required, for the first time, that fuel companies bid to compete for the award of said contract; and

WHEREAS, during the course of administering the agreement, the current General Manager identified concerns regarding whether a management agreement structure was the most appropriate framework for the long term occupation and use of a Port owned pier; and

WHEREAS, notwithstanding those concerns, the Port Authority of Guam honored the existing contractual framework and did not seek to terminate the agreement prior to its expiration in order to avoid disruption of operations and potential contractual disputes; and

WHEREAS, the current management agreement is scheduled to expire in April 2026, creating an appropriate opportunity for the Port Authority of Guam to reassess the structure governing the use of the F1 fuel pier; and

WHEREAS, the Board of Directors adopted Resolution No. 2025-41 establishing a Notice of Area Availability process and clarifying and institutionalizing the administrative procedures governing new leases, permits, licenses, and other property use arrangements involving Port property, including the processes applicable to agreements exceeding month to month or yearly terms; and

WHEREAS, Resolution No. 2025-41 provides the policy framework through which the Port Authority of Guam administers property use arrangements in a manner that promotes transparency, consistency, and orderly governance of Port controlled facilities; and



WHEREAS, *I Liheslaturan Guåhan* recently amended Title 12 of the Guam Code Annotated to authorize the Port Authority of Guam to enter into lease agreements for terms of up to fifteen (15) years for the use of Port property, thereby providing greater flexibility and long term operational certainty for agreements involving Port facilities; and

WHEREAS, the Port Authority of Guam has implemented lease arrangements governing the use of certain Port property for fuel pipeline and storage facilities, including the Berth F3, establishing a framework that aligns operational responsibility with the use of Port owned marine facilities while supporting transparency, consistency, and long-term financial sustainability; and

WHEREAS, the Board recognizes that such lease structures provide a comparable framework that may be applied when evaluating arrangements governing the use of similar Port owned property; and

WHEREAS, by correspondence dated December 31, 2025, the General Manager formally initiated discussions with Tristar Terminals Guam, Inc. regarding the upcoming expiration of the management agreement and the potential transition of its use and occupation of the F1 fuel pier to a lease arrangement; and

WHEREAS, the potential transition from a management agreement structure to a lease arrangement has previously been discussed with the Board of Directors in order to ensure transparency and alignment with the Board’s oversight responsibilities regarding the use of Port facilities; and

WHEREAS, transitioning the arrangement regarding the F1 fuel pier from a management agreement structure to a lease arrangement would more appropriately align operational responsibility, facility use, and long term stewardship of this public asset;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Port Authority of Guam acknowledges and memorializes the intent of the General Manager to transition the F1 fuel pier from the existing management agreement structure to a lease agreement and to negotiate and execute a lease governing the occupation and use of the F1 fuel pier consistent with the policy framework established under Board Resolution No. 2025-41 and other applicable Port policies governing the use of Port property; and

BE IT FURTHER RESOLVED, that the transition to a lease agreement structure is intended to ensure responsible stewardship of Port assets, transparency in the use of public facilities, and the long term financial sustainability of the Port Authority of Guam; and

BE IT FURTHER RESOLVED, that the Chairperson certify to, and the Secretary attest to, the adoption hereof.

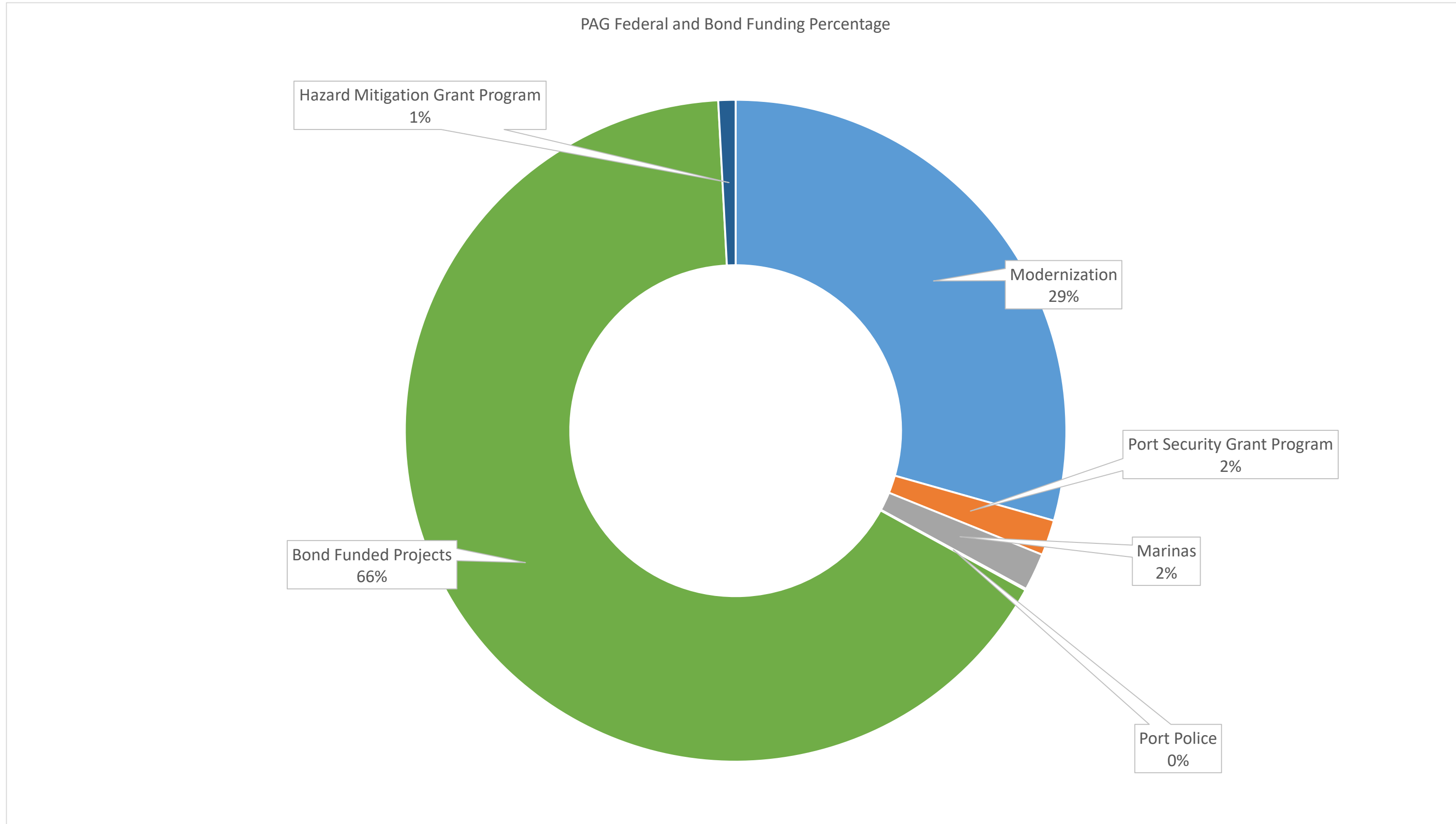
PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 27th DAY OF MARCH, 2026.

DOROTHY P. HARRIS
Chairperson, Board of Directors
Port Authority of Guam

FE R. VALENCIA-OVALLES
Board Secretary, Board of Directors
Port Authority of Guam



FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026



**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Modernization	\$34,590,180.00	\$6,089,132.25	\$28,501,047.75		
07-79-07614 - F1 Pier to Golf Pier Fuel Connectivity Project	\$2,413,091.00	\$0.00	\$2,413,091.00	RFP-PAG-022-003 - A&E DESIGN CONSULTING SERVICES For The Installation of a Fuel Pipeline System for F1 Pier and Golf Pier Connectivity	Amorient submitted the 100% Design Submittal; including the basis of design, drawings, and specifications on February 14, 2025. PAG staff met with Project Officer to discuss options to expend remaining grant funds. Project Officer recommended to obtain price quotes for proposed activities outside current project scope. UPDATE: Planning and Engineering/CIP met with EDA officials to discuss the PAG's proposal to reprogram project funds from the originally approved construction phase to design of additional elements (LPG, Mogas Bypass, and Area A Stub-Out) and a biological assessment of Golf Pier. EDA Project Officer is supportive of the PAG's proposal and is working with Planning to finalize an amendment request to the EDA's Investment Review Committee. Planning submitted a grant application for the construction phase of the Fuel Connectivity Project to U.S. DOT's BUILD Grant Program on February 24, 2026.
D20AP00136 - Phase 1: Port Authority of Guam - Welding Shop	\$240,325.00	\$240,325.00	\$0.00	PO No 20385OS for \$386,379.00 to Guam Evergreen Corp. Change Order #1 (PO# 20997OS) for \$38,000.00 for additional concrete spall and crack repairs Amendment #1 (PO# 21312OS) for \$209,000.00 for electrical upgrades	The Notice to Proceed (NTP) was issued on December 6, 2024 and commenced on December 10, 2024. The grantor also approved the PAG's request to expend federal funding prior to local funding. Work began on January 22, 2025. An amendment is being developed to account for the additional spalling that has been discovered over the course of the project. UPDATE: The new roll up doors are being installed. The next steps are the installation of downspouts and roof hatch and upgrades to the electrical infrastructure.
D21AP10142 - Phase 2: Port Authority of Guam - Welding Shop	\$151,850.00	\$39,203.52	\$112,646.48	PO No 21374OS for \$23,300.00 for a 2000W Laser Corrosion Remover	The OIA approved the PAG's request to purchase one 8-pack multi-operator welding rack instead of a 4-pack multi-operator welding rack and stud welder. See above for construction status. The purchase of a multi-operator welding rack is going through the procurement process. UPDATE: The PAG successfully procured a new laser corrosion and rust remover.
D22AP00124- Generator Maintenance & Sustainment Program	\$165,375.00	\$36,739.58	\$128,635.42	PO#18867OS -1st year contract services for \$65,000.00 to Hawthorne Pacific Corp. PO#20005OS- 2nd year contract services for \$65,000.00 to Hawthorne Pacific Corp. PO#20793OS- 3rd year contract services for \$65,000.00 to Hawthorne Pacific Corp. Generator Parts POs: PO#193080OS and PO#19311OS Landscape Management Systems Inc. \$4,314.00; PO#19310OS, PO#19313OS, PO#19315OS Far East Equipment Co. LLC. \$9,346.11; PO#19309OS, PO#19312OS, PO#19314OS Hawthorne Pacific Corp. \$11,046.35 PO#20626OS Gatbo Industries Inc. \$1,774.00 PO#24108OS American Best Electricmart Inc. PO#24109OS Washland PO#21410OS JMI Edision	Grant award notification was received on June 29, 2022. POP: May 19, 2022 - September 30, 2026. UPDATE: PAG Facilities Division along with the Procurement Division issued out the third contract year service PO to Hawthorne Pacific Corp on June 24, 2025. Hawthorne completed genset inspections and continue to work along Facility Maintenance for these assets. PAG Facilities/EQMR Division established three BPAs, each valued at \$24,000.00, for generator stator rewind services.

**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
98T27101/98T34801/98T77501 - Diesel Emissions Reduction Act (DERA) - Tractor Replacement	\$676,609.00	\$676,609.00	\$0.00		<p>PAG Procurement issued PO no. 20063-OS on August 27, 2024 for the purchase of two units under grant 98T77501. Delivery is anticipated within 250 days. PAG submitted final reports for grants 98T27101 and 98T34801 on October 30, 2024. An application to replace two additional terminal yard tractors was submitted under the FY2024 DERA Territory Grant on December 6, 2024.</p> <p>STATUS QUO - FY 2024 Grant application status pending review by US EPA. FY2022 DERA grant no. 98T77501 - PO 20063-OS - Two Tier 4 terminal yard tractor units were delivered to PAG on April 25, 2025. Planning and Maintenance Divisions will coordinate the decommissioning of tractor units previously identified for replacement. Finance processed reimbursement request for the two units received through FY22 grant 98T77501 - pending approval by US EPA. Maintenance completed scrapping of the two units identified for replacement.</p> <p>UPDATE: March 10, 2026 - Finance submitted the final drawdown request for the remaining balance of \$4,734, which was approved and reimbursed by EPA the following day. Planning submitted all required close out documents to EPA on March 19, 2026.</p>
MARAD AMHP - Acquisition of Specialized Container Yard Equipment	\$5,703,560.00	\$4,709,274.61	\$994,285.39	PO Nos. 19083/84-OS for \$2,689,408.00 and 2,205,723.00, respectively.	<p>The Grant Agreement for MARAD FY 2022 America's Marine Highway (AMH) Grant No. 693JF72340007 was effectuated on August 4, 2023. The telescopic boom lift, reefer generators, and nine (9) terminal yard tractors are anticipated to be delivered November 2024 (boom lift) and March 2025 (generators and tractors). 180-ft telescopic boom lift was delivered November 22, 2024. On December 11, 2024, MARAD Senior Grants Management Specialist notified the PAG of its approval to purchase five 5.5-ton forklifts under the BABA waiver for Pacific Island Territories. Contract and purchase order were issued on December 13, 2024. PO 20412-OS - Finance submitted reimbursement draw down request to MARAD on January 13, 2026 for \$274,571.70. Planning provided MARAD with required information to amend grant scope to include additional equipment purchases. MARAD is reviewing the information and will provide a revised grant agreement.</p> <p>UPDATE: MARAD Grants Specialist indicated the PAG's amendment request to purchase additional equipment is under review with DOT/MARAD legal counsel and is anticipated to be approved soon.</p>

**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
693JF72240023 MARAD 2021 RAISE Grant - Wharves Service Life Extension - Hardening of Wharves F2-F6	\$17,941,997.00	\$0.00	\$17,941,997.00	Task Order 15 MOD- P.O. 19948-OS was issued to WSP to conduct an Environmental Assessment and Permits. Amendment approved to change period of performance from December 31, 2025 to July 31, 2026. Total billed to date \$220,235.19 Task Order 19 has been approved, and Purchase Order No. 21179-OS, in the amount of \$527,315, has been issued to the Port's Owner's Authorized Engineer (OAE) and subconsultant to carry out the required services. Total billed to date \$83,162.85	The Environmental Assessment and associated regulatory consultations remain ongoing under the oversight of the U.S. Department of Transportation Maritime Administration (MARAD). These efforts include coordination with the U.S. Army Corps of Engineers permitting process, Coastal Zone Management Act consistency review, Section 401 Water Quality Certification, Guam Department of Agriculture Coral Relocation Permit, and Endangered Species Act consultation with the National Marine Fisheries Service (NOAA). Biweekly interagency coordination meetings continue, and execution of the final Grant Agreement remains contingent upon MARAD's completion of its National Environmental Policy Act review and issuance of the appropriate environmental determination, which may include a Finding of No Significant Impact (FONSI) or a Categorical Exclusion (CATEX), as applicable. UPDATE: (1) Consultation under the Fish and Wildlife Coordination Act with the U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office, has been completed, with concurrence received on February 24, 2026. (2) WSP/CSA completed the coral relocation site selection survey and dive assessment. Approximately 20 coral colonies have been identified for translocation, and a relocation site has been confirmed. Coral translocation activities are anticipated in Q3-Q4 2026 in advance of wharf repair activities.
U.S. EPA Clean Ports Program - Net Zero Emissions Strategy Update and Implementation Plan	\$2,410,415.00	\$386,980.54	\$2,023,434.46		On Dec. 19, 2024, PAG received the Notice of Grant Award/Grant Agreement to fund the PAG Net Zero Emissions Strategy Update and Implementation Plan project. UPDATE: US EPA Region 9 approved the PAG's Quality Assurance Project Plan (QAPP) on March 4, 2026. The Port has initiated Subtask 16.2: Greenhouse Gas Emission Inventory activities. The subrecipient will be on island conducting data-gathering activities from April 13-17.
OLDCC Defense Community Infrastructure Program - F1 Pier Infrastructure Restoration - Structural and Safety Repairs Project	\$4,886,958.00	\$0.00	\$4,886,958.00		The PAG project scope for near-term repairs of the F1 fuel pier includes a local share of \$2,094,411.00. UPDATE: PAG completed the draft conceptual design on February 10, received by JRM. PAG Engineering is preparing the draft construction timeline for JRM. JRM's environmental review is underway. The Engineering Division and Procurement are developing the A&E design packet, which will require the contractor to obtain all permits. The quarterly progress report to the grantor is on track for submission next week, due March 31.
Marinas	\$2,141,790.00	\$0.00	\$2,141,790.00		
2024 NOAA Marine Debris Program - BoatUS Foundation Abandoned and Derelict Vessel (ADV) Removal Grant Program	\$644,790.00	\$0.00	\$644,790.00		The project scope is to remove thirteen (13) abandoned and/or sunken vessels between. UPDATE: The project has been approved to begin field work. The procurement packet is under development.

**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
F25AF02464-00 - DOAg Sport Fish Restoration - Demolition and Replacement of A-Dock at the Agana Marina	\$500,000.00	\$0.00	\$500,000.00		The Port has been awarded multiple federal grants through the Guam Department of Agriculture, Division of Aquatic and Wildlife Resources (DOAg-DAWR), including projects for marina dock rehabilitation, boat ramp repairs, structural assessments, pre-construction activities, walkway repairs, and clean vessel and pumpout service assessments across several Port-managed facilities and the Malesso' Pier. All awarded projects are currently awaiting execution of their respective Memoranda of Agreement (MOAs), which remain under legal review as to form and are pending approval by the Office of the Attorney General and the Honorable Governor of Guam. UPDATE: MOAs pending review and approval.
F21AF03996-03 - DOAg Sport Fish Restoration - Repair of the Merizo Boat Ramp	\$52,000.00	\$0.00	\$52,000.00		UPDATE: MOA pending review and approval.
F16AF01012-09 - DOAg Sport Fish Restoration - Maintenance and Structural Assessment of Malesso' Pier	\$150,000.00	\$0.00	\$150,000.00		UPDATE: MOA pending review and approval.
F24AP02794-00 - DOAg Sportfishing and Boating Safety - Pre-construction for a Gangway and Courtesy Dock for the Guam Harbor of Refuge	\$300,000.00	\$0.00	\$300,000.00		UPDATE: MOA pending review and approval.
F23AF03463-02 - DOAg Sport Fish Restoration Fund - Agat Marina Southern Walkway Repairs	\$120,000.00	\$0.00	\$120,000.00		UPDATE: MOA pending review and approval.
F24AP01747-01 - DOAg Clean Vessel Act - Assessing Guam's Agat Small Boat Marina, the Harbor of Refuge, and the Gregorio D. Perez Marina for Pumpout Service to Recreational Boats	\$375,000.00	\$0.00	\$375,000.00		The Port has received the registered MOA from the DOAg-DAWR, which serves as authorization to proceed with project activities. Next steps include establishing the project account and developing a Scope of Services for an environmental consultant to conduct the marina pumpout vessel survey and feasibility assessment prior to issuance of a Request for Proposal (RFP).
Port Security Grant Program	\$2,042,524.00	\$972,068.46	\$1,070,455.54		
EMW-2021-PU-00230-S01 - Acquisition of Vessel Tracking/Radar Intrusion System	\$267,773.00	\$267,773.00	\$0.00	PO No. 187300S- G4S Security System \$347,000.00	IFB-PAG-013-22 published on August 15, 2022. Bid opening held on 10/24/2022 with one (1) submission. A budget request to utilize portion of remaining IJ #2 funding to cover any shortfall of IJ #1 was reviewed and approved FEMA on 2/4/2023. Awarded to G4S Security Systems. Project was completed on November 6, 2023 and warranty is for one (1) year up to November 6, 2024. UPDATE: Project Closed Out.
EMW-2021-PU-00230-S01 - Acquisition of Transportation Worker Identification Credentialing (TWIC) System	\$98,478.00	\$97,283.49	\$1,194.51	PO No. 182120S- ComPacific \$61,012.00 PO No. 190190S- ComPacific \$58,178.00 PO No. 178270S- DMR \$6,542.00 PO No. 205840S- Micronesia Hospitality & Marine Sales \$1,259.99	Award issued to ComPacific and equipment was delivered on September 29, 2022. Project Completed. A budget request to use remaining balance to purchase additional units was reviewed and approved by FEMA on 2/4/2023. On July 7, 2023 a second purchase order #190190S was cut for 6 additional TWIC handhelds and accessories as well as to cover the third year subscription service. The remaining TWIC handhelds and accessories were delivered on September 21, 2023. The remaining funds will be used to purchase a monitor to be used at Port Police's dispatch center to access the TWIC system. UPDATE: Project Closed Out.
EMW-2022-PU-00149 - Acquisition of Unmanned Aerial Vehicles (UAV)	\$74,290.00	\$0.00	\$74,290.00	Purchase Order # 21476-OS Aviation Concepts, LLC	Revised DRAFT policy resubmitted to FEMA Program Manager on Nov. 14, 2024. Revisions made were based on FEMA's comments on first draft. This policy must be approved by FEMA prior to commencing the procurement process. Port Police re-submitted its revised UAV Policy and Procedures to FEMA for review and concurrence. Currently waiting on notification. UPDATE: Purchase order #21476-OS issued on March 16, 2026. 120 days for delivery of drone units (No later than July 14, 2026.)

**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
EMW-2022-PU-00149 - Primary Communications Replacement of Motorola Radio Units	\$405,478.00	\$404,382.71	\$1,095.29		Grant was awarded on September 1, 2022. On July 12, 2023 Procurement issued purchase order #19023OS to Motorola and Port Police received the units on November 28, 2023. Port Police worked with Guam Police Dept. for radio programming and is working with Finance on tagging the assets. Distribution of radio units is in progress. UPDATE: Radio distribution to respective individuals and as determined by Port General Manager was completed.
EMW-2022-PU-00149- Integrated Digital Enhanced Network (iDEN) Technology Redundant Interoperable Communications System Service	\$84,450.00	\$84,450.00	\$0.00	PO No. 18297-OS IT&E \$35,013.36 PO No. 19528-OS IT&E \$47,058.00 PO No. 201610S IT&E \$48,174.00	Grant was awarded on September 1, 2022. iDEN Services are ongoing provided by IT&E (Period of October 1, 2022 - September 30, 2023.) Third year purchase order issued for the period of October 1, 2024- September 30, 2025. UPDATE: Grant-funded services completed. Pending close out.
EMW-2023-PU-00298 - Acquisition of Two (2) Port Police Boat Trail	\$42,003.00	\$35,751.26	\$6,251.74		Guam Home Center was awarded Purchase Order #19742OS on March 19, 2024. UPDATE: Project Complete. Trailers delivered. An amendment request was submitted to FEMA to use the remaining grant funds to purchase accessories for the trailers. However, because of the ongoing partial federal shutdown, FEMA's grant portal is currently offline.
EMW-2023-PU-00298 - Acquisition of Port Police Durabooks and Ac	\$43,378.00	\$43,125.00	\$253.00		MD Wholesale was awarded Purchase Order #19777OS on April 1, 2024. Laptops delivered to PAG IT and are currently being configured and distributed to Port Police. UPDATE: Project complete. Pending closeout.
EMW-2023-PU-00298 - Port Police Division Acquisition of Personal	\$39,398.00	\$39,303.00	\$95.00	PO NO. 202110S Code 1 Law Enforcement Equip. & Supply \$39,303.00	Notice of award - August 25, 2023. UPDATE: Project Complete. PPEs delivered Jan. 5, 2025. Pending closeout.
EMW-2025-PU-05369 -FY2025 PSGP AWARD	\$987,276.00	\$0.00	\$987,276.00		On Sept. 29, 2025, the PAG received an email notification that its grant application submitted for the FY25 PSGP has been approved. Awarded IJs include: Implementation of an Active Directory; Replacement of the aging SonicWall 4600 firewall and 3-year subscription of Intrusion Detection System monitoring; A security barrier system; and, Modular Floating Dock System. UPDATE: Due to the ongoing partial federal shutdown, the FEMA GO grant portal remains inactive. Prior to the funding hiatus, Planning was awaiting FEMA's guidance on lifting the funding hold on the award.
Hazard Mitigation Grant Program	\$989,564.00	\$746,854.29	\$242,709.71		
Fendering System Hardening Project	\$603,689.00	\$360,979.29	\$242,709.71		IFB-PAG-CIP-022-008 posted on August 26, 2022. Pre-bid conference held on Sept. 7, 2022 and Site visit conducted on Sept. 9, 2022. Bid opening held on Oct. 27, 2022, 2:00 pm. Contract awarded to Cabras Marine. Notice to Proceed was given to Cabras Marine on January 10, 2023. Original project scope was 15 arch fenders and 11 cylindrical fenders. After Typhoon Mawar, a request was submitted to descope the damaged fenders from this HMGP project and add rubber arch fenders not included in original SOW. PAG received notification that FEMA approved the amendment on August 28, 2024. Grant POP end date has been extended to November 3, 2025. UPDATE: Project completed November 3, 2025. A final reimbursement request was submitted to OCD-GHS on January 29, 2026 for a total of \$209,029.91.

**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Warehouse 1 Hardening Project	\$385,875.00	\$385,875.00	\$0.00		IFB-PAG-CIP-022-009 posted on Sept. 13, 2022. Pre-bid conference held on Sept. 20, 2022 and Site visit scheduled for Sept. 23, 2022. Bid opening was completed on October 20, 2022. There were two (2) bid submissions received by the deadline. Both bids were opened and the documents were reviewed by the Port Staff Attorney as well as the Procurement and Engineering divisions. Meeting held on December 7, 2022 with lowest bidder to discuss submission and specifications. Awarded to IAN Corporation. Notice to Proceed was given to IAN Corp on April 16, 2023. Grant Period of Performance end date is March 18, 2024. Project date of completion is March 1, 2024 with a one (1) year warranty period through March 2, 2025. UPDATE: Project Complete.
Port Police	\$77,533.49	\$0.00	\$77,533.49		
Pending Formal Agreement - Operation A'dai He'Hao	\$77,533.49	\$0.00	\$77,533.49		UPDATE: Enforcement activities are expected to begin in the month of April.
Bond Funded Projects	\$77,886,440.00	\$14,695,113.90	\$63,191,326.10		
New Administration Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Project is currently on hold pending Management decision. Engineering has been instructed to develop Scope of Work to repair concrete cracks and spalling and made a priority. UPDATE: Status Quo
Waterline Replacement and Relocation	\$6,000,000.00	\$4,648,555.74	\$1,351,444.26	PO No. 177900S for \$4,856,568.91 awarded to BME & Sons Inc.	Pipe installation along wharves F4 to F5 is ongoing. The first section of the new waterline near the fire water tank has been connected. Work has begun near the main gate to connect the new waterline and additional work that includes the installation of new fire hydrants to meet fire code standards. UPDATE: Work on the new system is 90% complete. The project is currently pending a contract extension that is under legal review. Once complete work will begin on the installation of fire hydrants.
EQMR Building Repairs and Upgrades	\$3,628,800.00	\$3,527,583.53	\$101,216.47	PO No. 180070S for \$3,980,000.00 awarded to JJ Global Service	The repair & paint work as well as lead based paint abatement has been completed. UPDATE: All inspections are complete and the project is currently pending the final invoice. The ribbon cutting is scheduled for March 25, 2026.
Warehouse 1 Repairs and Upgrades	\$2,000,000.00	\$1,503,036.10	\$496,963.90	RFP No. 2019-03 - A&E Design awarded to NC Macario PO No. 20723-OS for \$4,837,223.18 BME & Sons Inc. (Outstanding balance to be drawn down from the New Administration Building)	The Construction IFB was published on November 25, 2024. The bid opening was held on February 5, 2025. UPDATE: Chipping and saw cutting exterior concrete spalling is complete and spall repair is at 40%. Electrical demolition is 80% complete, construction joint removal and cleaning is 70% complete, and joint repair is 65% complete. Work on the new Bay 4 wall has begun.
Golf Pier Repairs and Improvements	\$2,000,000.00	\$372,147.93	\$1,627,852.07	RFP No. 2019-02 - A&E design for \$484,000 awarded to NC Macario	Golf Pier was rendered inoperable after Typhoon Mawar. The PAG along with its OAE have developed cost estimates. The PAG had received a FEMA determination for Golf Pier. On August 9, 2025, PAG submitted an appeal letter requesting reinstatement of eligibility for Permanent Work assistance related to damages sustained during Typhoon Mawar. UPDATE: The Guam Recovery Office submitted appeal letter to FEMA. Pending FEMA response/decision.
Rehabilitation of "H" Wharf	\$46,331,895.00	\$1,740,063.86	\$44,591,831.14	PO No. 17043-OF for \$2,249,945.54 awarded to GHD Inc. New Contract Amount: \$2,656,621.37 PO No. 18140-OS was issued to Sumitomo Mitsui Construction Company, Ltd. for \$46,331,895.00	Resolution No. 2024-01 authorized the PAG GM to temporarily pause H-Wharf construction, procure additional gantry cranes, and establish comprehensive strategic measures for port operational enhancement and financial reallocation. WSP finalized the design to ensure compliance with the latest engineering codes. UPDATE: Status Quo

**FY 2026 Port Grant/Bond - Monthly Update
As of March 23, 2026**

Grant Funded Projects	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Other Priority Projects	\$4,980,745.00	\$406,597.09	\$4,574,147.91		<p>1. Please refer to MARAD RAISE - Wharves Service Life Extension Hardening of Wharves F2-F6 for more information.</p> <p>2. The TOS Upgrade scope of services is under Procurement and Legal review. UPDATE: Status Quo</p>
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$2,497,129.65	\$2,870.35		<p>Module updates are ongoing for vessels and SSRs. An RFP for joint comprehensive support services with GPA, GIAA, and the lead agency GWA is ongoing. The PAG is also exploring additional applications such as employee self serve and dashboards. The PAG is also exploring preventative maintenance modules and content management.</p> <p>UPDATE: The PAG has also moved from Oracle to DXE for customer support via a MOA with GWA. The PAG's RFP for DXE is still ongoing. Status Quo.</p>
Grand Total	\$117,728,031.49	\$22,503,168.90	\$95,224,862.59		

**Port Authority of Guam
CIP / Engineering Divisions**

Status as of March 23, 2026

Fact Sheet No. **140**

**Project Status
Post-Award Projects**

Project Title	Warehouse 1 Building Maintenance
Project Number	IFB-PAG-CIP-024-004
Project Amount	\$ 4,837,223.18
Work in Progress (WIP)	27% Complete
Funding Source	PAG Bonded Project
Contractor	BME & Sons
Designer of Record	NC Macario & Associates
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	June 10, 2025
Project Completion Date	540 calendar days from NTP
<p>Current Status: BME and Son's ongoing work on spall/crack (chipping and cutting) and pressure washing. Spall/crack repair require additional quantity (change order initiated). Electrical work demolition on-going. Roof repair on-going.</p>	

Project Title	EQMR Building Maintenance
Project Number	IFB-PAG-CIP-021-010
Project Amount	\$ 2,500,000.00
Work in Progress (WIP)	COMPLETED
Funding Source	PAG
Contractor	JJ Global Services
Designer of Record	NC Macario and Associates
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	January 3, 2023
Project Completion Date	09/15/2025
<p>Current Status: Final Invoices reconciled and finalizing payment. Ribbon cutting is scheduled on March 25, 2026.</p>	

Project Title	PAG Waterline Replacements
Project Number	IFB-PAG-CIP-021-005
Project Amount	\$ 4,856,569.00
Work in Progress (WIP)	97%
Funding Source	PAG
Contractor	BME & Sons
Designer of Record	NC Macario and Associates
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	March 21, 2022
Project Completion Date	01/29/26
<p>Current Status: Continue installation work of fire hydrants and initiated final tie-ins to main water line along Route 11. Working with contractor to expedite long lead items.</p>	

Project Title	Design, Demolition, Removal & Proper Disposal of 5 Inoperable Cranes and Optional Removal/Disposal on one Barge YFN816
Project Number	IFB-PAG-CIP-021-002
Project Amount	\$ 2,573,155.00
Work in Progress (WIP)	90% Complete
Funding Source	PAG
Contractor	Guam Shipyard (Guam Industrial Services, Inc.)
Designer of Record	PAG In-House
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	September 13, 2021
Project Completion Date	November 15, 2024
<p>Current Status: Phase 1 completed and F4 cleared out of all debris and materials. PAG performed functional test of the rail system and found no damages. Phase 2 disposal of Don Yang yard debris is on-going. Phase 3 to restore F4 pavement to original condition is under discussion.</p>	

Project Title	Rehabilitation of H-Wharf and Access Road
Project Number	IFB-PAG-CIP-022-002
Project Amount	\$ 46,331,895.00 (Original Amount: \$23,000,000.00)
Work in Progress (WIP)	30% Complete
Funding Source	TIGER Grant and PAG Revenue Bond
Contractor	Sumitomo Mitsui Construction Co. LTD (SMCC)
Designer of Record	WSP
Construction Manager	GHD Engineering
Notice to Proceed Issued	TBD (On-Hold)
Project Completion Date	TBD
<p>Current Status: On Hold</p>	

Project Title	Welding Shop Maintenance and Repair Project
Project Number	IFB-PAG-CIP-024-002
Project Amount	\$386,370
Work in Progress (WIP)	87%
Funding Source	OIA Grant + PAG funds
Contractor	Guam Evergreen Corp.
Designer of Record	N/A
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	12/10/24
Project Completion Date	12/10/25.
<p>Current Status: No Cost Time Extension approved. Amendment 1 to upgrade electrical system routed, long lead items approved. Roll up doors installed. Target Project Completion Date: June 2026</p>	

Project Title	F3 – F6 Bulkhead Repair
Project Number	IFB-PAG-CIP-024-007
Project Amount	\$289,600
Work in Progress (WIP)	95% Complete
Funding Source	PAG Funds (FEMA Reimbursable)
Contractor	Guam Evergreen Corp
Designer of Record	
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	02/17/25
Project Completion Date	June 2026 (new completion date)
<p>Current Status: Contract quantity completed and change order for additional spall repair approved. Work resume on March 24, 2026.</p>	

Pre-Award Project

Project Title	Harbor Master Office + Admin Structural Repairs
Project Number	TBD
Project Amount	\$ 1,800,000 (Estimate)
Work in Progress (WIP)	0% Complete
Funding Source	PAG Funds
Contractor	TBD
Designer of Record	TBD
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	TBD
Project Completion Date	TBD
<p>Current Status: Pre-bid conference held on March 18, 2026. Bids due on April 3, 2026. Includes 3 Option bid items for Horizon Building.</p>	

Project Title	Golf Pier Replacement Project
Project Number	TBD
Project Amount	\$ 82.0 M
Work in Progress (WIP)	0% Complete
Funding Source	FEMA PA/HMGP
Contractor	TBD
Designer of Record	TBD
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	TBD
Project Completion Date	TBD
<p>Current Status: TS Mawar damages resulted in the pier's inoperability. Discussion with FEMA and USACE on-going with respect to design and construction cost.</p>	

Project Title	New Administration Building
Project Number	TBD
Project Amount	\$15-20 M (Current Estimate)
Work in Progress (WIP)	TBD
Funding Source	TBD
Contractor	TBD
Designer of Record	TBD
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	TBD
Project Completion Date	TBD
<p>Current Status: Project is Pending fund allocation.</p>	

Project Title	Transformer Replacement at LC4
Project Number	IFB-PAG-CIP-026 -002
Project Amount	\$ 495,000.00
Work in Progress (WIP)	0% completed
Funding Source	PAG Funds
Contractor	TBD, Bid schedule on March 31, 2026
Designer of Record	TBD
Construction Manager	PAG Engineering Division
Notice to Proceed Issued	TBD
Project Completion Date	TBD
<p>Current Status: Pre-bid conference was held last March 5, 2026. Bid schedule will be on March 31, 2026 at 2PM.</p>	

PORT AUTHORITY OF GUAM
CONTRACT LISTING

No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
PROFESSIONAL SERVICES									
1	A1 - Guam WEBZ	Web Development, Hosting, Support and Maintenance Srvcs	RFP-25-004	IT	3 years w/7 1 yr options	08/07/25 -08/07/28	08/07/35	08/07/28	
2	Allied Human Resources	Temporary Staffing Services	RFP 024-002	HR					Currently in Negotiations
3	AM Insurance	Insurance Coverages	GSA/PAG-015-22	Finance	5 years	10/01/2022 to 09/30/2023	09/30/27	09/30/25	PO issued every new fiscal year
4	AM Insurance	Workers Compensation Coverages	IFB-PAG-011-23	Finance/Safety	3-years				No Coverage
5	Matson	PMC for Gantry Cranes	RFP-020-005	EQMR	5 years with options to 20 years	11/05/21 to 11/05/26		11/05/26	\$200K per annum
6	Bank of Guam	Banking Services	RFP 020-004	Finance	5 years	5/14/21 to 5/13/26	05/14/26	05/14/26	
7	Mobil Oil Guam	Management and Operations of Golf Pier	RFP-PAG-021-002	Commercial	5 years	Month to Month Lease Agreement			Golf Pier Damaged from Typhoon Mawar
8	Island CERTS Corp.	OSHA Training & Certification Services for Maritime Terminal Operations	RFP-024-001	Human Resources	5 years	05/24/24 to 05/23/29	05/23/29		
9	Pacific Human Resources. Inc.	Drug Free Workplace Program	RFP-025-002	Human Resources	Initial 1yr term with 4 add'l one year options, not to exceed 5 yrs				Under Legal Review prior to solicitation
10	Milo Appraisals	Real Estate Appraisal Services	RFP-021-004	Commercial	3yrs w/ 2 option	10/06/21 to 10/05/24	10/05/26	10/05/25	Task Order based
11	International Health Providers IHP	Medical Examination Services	RFP-022-005	Human Resources	3 yr. w/ 2 options NTE 5 years	06/14/23 to 06/13/26 w/ Two 1yr options NTE 5yrs	06/13/28	06/13/26	Fees based on rates
12	Tristar Terminal Guam	M & O of F-1 Fuel Pier Facility	RFP-019-004	Commercial	5 years	04/01/21 to 03/31/26	04/01/21	03/31/26	
13	Ernst & Young	Annual Independent Audit Services	OPA-RFP-25-008	Fiscal	3 years w/ 1 yr option	currently in the approval process			OPA taking the lead on this solicitation
14	WSP USA Inc.	OAE - Owner Agent Engineer	RFP-021-003	Planning	2 yr w/ 3 options NTE 5 yrs	10/22/21 to 10/21/23	10/22/26	10/23/25	\$1.5M

PORT AUTHORITY OF GUAM
CONTRACT LISTING

No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
15	AM Orient	A&E Design of Fuel Pipeline System	RFP 022-003	Planning/CIP		6/28/23 to 6/27/25 w/ 1 option	6/27/2026	6/27/2025	\$471,588.55
CONSTRUCTION CONTRACTS									
No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Contract signed	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
1	Sumitomo Mitsui Construction Company	Re-bid - Construction Rehab of H-Wharf and Hwy 11 Roadway Reconstruction	IFB-022-002	CIP/Planning	790 Calendar days from NTP	8/9/2022			\$47M approx.
2	Guam Shipyard	Design Demolition of 5 inoperable Port Cranes and One Barge at F-6	MS IFB 021-002	CIP/EQMR	PAG filing claim against performance bond	9/10/2021			\$2,573,155.00
3	BME and Sons	Waterline Replacement Project	IFB -021-005	CIP	365 calendar days from NTP. Amended to Extend to 12/31/24	3/9/2022			\$4.8M
4	Guam Evergreen Construction Corp	Welding Shop Repairs & Upgrades	IFB-024-002	CIP/Planning	365 calendar days from NTP	11/27/2024			\$633,370.00
5	Guam Evergreen Construction Corp	F3-F6 Bulkhead Repairs	IFB-024-007	CIP	270 days from NTP Amended to Extend to 3/14/2026	1/15/2025			\$289,600.00
6	BME and Sons	WH1 Maintenance Project	IFB 024-004	CIP	540 calendar days from NTP (June 16, 2025)	5/23/2025			\$4,837,223.18

Port Authority of Guam
Operations Division Report
FEBRUARY 2026

I. **OVERVIEW**

Vessel Calls	23
Cans Handled	6,729
Special Service(s)	88

a. **Productivity**

Vessel Op	Avg NMPH	TOP GANG	M/Hr
Matson			
Domestics	25.9	6	31.4
Feeders	19.8	4	26.7
MSA			
Barges/Merdian	0.0	0	0.0
Mariana	18.0	3	20.0
Triton/Galaide	18.7	1	22.9
Kyowa	18.7	6	22.9
MELL			
Kotas	23.2	3	24.8
APL			
OCEANIA/ISLANDER/PRES	26.0	4	30.6
AMBYTH	0.0	0	0.0

b. **Equipment Status**

As of : 2/27/2026	ON HAND	UP	RM	Repair
GANTRYs	3	3		0
TOP LIFTERS	11	1		10
SIDELOADERS	3	3		0
20T FORKLIFT	2	0		2
10T FORKLIFT	4	2		2
5T FORKLIFT	12	7		5
TRACTORS	32	10		22

II. **YEAR TO DATE**

a.

Vessels_YTD	126
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b. Can_Cnt YTD

FEBRUARY	FY25		FY26		Variance	
	I	E	I	E	I	E
Local	13507	13430	14820	14240	10%	6%
TS	2923	2930	2715	2757	-7%	-6%
TSMT	913	1020	1334	1201	46%	18%
Others (OS/Sh/Reh)	197	208	277	282	41%	36%
TTL	17540	17588	19146	18480	9%	5%

FY-26 WORK INJURY REPORT
(01/01/26 to 12/31/26)

<u>Divisions</u>	<u>*Lost-time</u>	<u>**Recordable</u>	<u>*** Refused Treatment</u>
Stevedoring	0	0	0
Transportation	0	0	0
Terminal	0	0	0
EQMR	0	0	0
Port Police	0	0	0
Admin	1	0	0
Total:	0	0	0

Work Injury Summary for this reporting period: 3/23/2026

Total Injuries for FY-26 to date:1–Injury

1-- Lost-time

0– Recordable

0– Refused Medical Attention

Last disabling work injury was on: 2/12/26

Number of days since last work injury: 39-days

Note: PAG best record was 222 days or 7 months w/o a disabling work injury

***Lost-time** = If an employee was injured on the job and medical doctor sent him/her home, his/her injury is considered a lost-time.

****Recordable** = If an employee was injured on the job and medical doctor treated him/her and released him/her back to work on the same day (Recordable because of medical charges).

*****Refused Medical Attention:** Filed WC Forms 201 & 202 for record purposes only.