



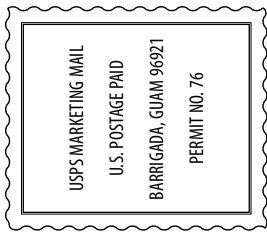
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Company unpaid for FSM work



No piece of cake
Tough times for Saipan eateries

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Game of thrones

Crowne hotels prep for planned openings

BY OYAOL NGIRAIRIKL
 Journal Staff

The new Crowne Plaza Resorts in Tumon, Guam and Micro Beach, Saipan are nearly ready for ribbon cuttings.

The Crowne Plaza Resort Saipan is accepting bookings beginning with Oct. 25. The opening date for the Guam resort is uncertain.

As of Sept. 28, the permits for the Crowne Plaza Resort Guam are being worked on, according to Department of Public Works Deputy Director

Linda J. Ibanez. Occupancy clearances are in progress for renovated guest rooms, the lobby and swimming pools. There is a partial occupancy permit issued for the hotel's kitchen for testing. And the testing and certification of the fire suppression system is in progress, DPW told the Journal.

The Saipan and Guam Crowne Plazas were initially expected to open at the end of 2021 and early 2022, respectively, according to Journal files. There have been delays, however, like with many other businesses. In

SEE CROWNE ON PAGE 30



I just met the guy!

(From left) Frank Cruz, vice president and general manager of Guam Fast Foods Inc., which does business as KFC and Sbarro's and "Prince" Phillip Santos, account executive with Matson Navigation Co. Inc. in Guam. The two attended the Guam Chamber of Commerce Anniversary Gala on Sept. 24 at the Hyatt Regency Guam. The theme of the event was Purple Rain. (See "Focus" on Page 13 for photos of several events.)



Holiday hopefuls

Businesses get ready

BY OYAOL NGIRAIRIKL
 Journal Staff

October marks the beginning of the holiday season and a hopefully lucrative fourth quarter. Some stores in Guam are readying to reopen for business in the coming weeks.



Ayuyu

Pay-Less Markets Inc.'s Micronesia Mall location is at the tail end of a redesign of approximately \$4.5 million.

The anticipated October opening had to be pushed back as the chain is awaiting shipment of certain equipment, an issue that has plagued many businesses in the past two years of the pandemic.

"We look forward to opening the doors of the Micronesia Mall location very soon and welcoming our Pay-Less friends and family to our newly renovated store in time for the holiday season," Louise Borja, chief people officer of Payless Supermarkets; said.

The store entrance now faces Fatima Road, which allows for usage of the parking space adjacent to the parking garage leading to Ross Dress for Less that has, in large part over the last few years, been left unused.

The store front has the hallmark green and yellow A-frame above columns aesthetically anchored with brick layers. The mall store's 40,362

SEE HOLIDAY ON PAGE 30

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Fun-raising, what's free and find the silver lining in the news

Half the stories in this paper are the good news that businesses in the Mariana Islands are investing, and we can look forward to more shopping and dining, staycations in sparkling new facilities and new products and services are available.

The other stories are about the trials businesses are encountering as inflation and supply chain challenges remain with us.

If there's any consolation, it's that other areas of the world have it worse. ...

Take England's new Prime Minister Liz Truss (and a lot of people in England would like you to do so).

Her measures to curb inflation and relieve the cost of power as winter approaches have seen the pound drop to its lowest level ever (as her countrymen contemplate the rising costs of imported goods and their traditional winter holidays) and the return of environmentally dubious fracking in the country.

Still, the Saipan Chamber and

its supporters would approve of her decision to roll back the Sugar Tax — a tax detested by consumers, retailers, wholesalers, restaurateurs — in fact just about everybody who votes in the Northern Mariana Islands. What a time for politicians to impose a tax as we are weeks away from elections.

Mrs. Truss kept her reasoning simple for a hands-off approach to sugar, salt and more. "People don't want the government telling them what to eat." ...

This is a plea not only to exercise your democratic privilege and vote in the upcoming elections, but — if you are a candidate for public office — to remind your supporters



PLAIN ENGLISH

Maureen N. Maratita

to drive not only with caution, but with consideration.

That campaign sticker on the back window of a car that has you slamming on the brakes so the driver can squeeze into your lane does not create goodwill and may lose you votes. ...

And since I am handing out free advice, if you indicate as your wheels make a turn, that's too late. When did driving skills become so poor? ...

Maybe it's the hustle and bustle as the island's wheels of commerce begin to turn again, that has people driving as if they're under different speed restraints from the rest of us.

As we draw near to the start of the holiday season, there's a pressure on some of our businesses that begins to mount, particularly those in the retail and hospitality market sectors.

It's been quite a few weeks of events that have brought visitors to our islands, had us out and

about at parties and at fundraisers — or judging by the photos — fun-raisers. While COVID-19 remains a part of our lives — it's just great to see all those smiling faces. Check out who was "in the house" on Pages 12, 13 and 14. ...

In other news, and back by popular demand we'll not only be publishing photos of the events you hosted, attended, or fundraised at, but we'll be also posting them on the Journal web site. Another good reason to visit www.mbjguam.com.

While you're online, sign up for our free news updates — straight to your inbox.

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— Maureen N. Maratita is the publisher at Glimpses Media. Publications at Glimpses Media include the Marianas Business Journal, MBI Life, The Real Estate Journal, Guam Business Magazine, Beach Road Magazine, Buenas and Drive Guam.



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Young entrepreneurs bring dreams to life with Guam Eco Surfaces

BY OYAOL NGIRAIRIKL
Journal Staff



Raelene and Victor Taitano with their new dustless blaster truck in Texas earlier this year.

Photo courtesy of Guam Eco Surfaces

“If your dream keeps you up at night, then it’s calling you.”

Those are the words Victor Taitano told his wife after yet another sleepless night. It was about five years ago when Victor found a machine online that could remove rust from a corroded piece of metal that might have otherwise been deemed old and useless, or clean years-long layers of paint clear off a wall in a few hours. And best of all, the machine was on a truck that meant he could take the services to his customers.

“He could not sleep,” his wife

and business partner Raelene Taitano said. At the time, they were living “conventional lives” with 9 to 5 jobs. Today, they are their own bosses and providing a service that many people wouldn’t necessarily be aware of until they needed it. The work is tough. Victor said he’s basically given up his weekends because that’s when most people request the work be done. But for him the long hours outside of a typical 9 to 5 job is worth it. He’s fulfilling his dream of filling a need in the community, helping others through his work, and being in a place where he can help build up his family and community.

It was during his life as a teen and young adult while working on auto body collision repair, where his eyes were opened to the idea of entrepreneurship. “I realized I want to do business for myself ... not work hard on someone else’s dream and make them rich. I needed my own dream.”

As a practical matter, he remained in the workforce and for years worked regular jobs; but they were more than a way to earn a living, they were like textbooks to him. “Every job I had I would try to learn something ... thinking of what I can do to make money in my own home soil,” he said. He was trying to find a problem that needed solutions.

“What is it here in Guam that’s so bad that it’s always going to need something to help with? ... The one thing is rust,” he said. “I started looking at companies where can I go along with someone I can help with and learn from. And there wasn’t really anyone out there who could deal with rust and corrosion or offered those services.”

He found MMLJ Inc. a Texas-based company that’s been in the rust and corrosion industry for years. “And after talking to them and watching all of their videos, going out to the factory, testing the equipment and seeing how well it works, it stuck with me and for five years I dreamt about it and worked on it,” Victor said.

The machine uses dustless blasting, a paint stripping and cleaning system that can remove virtually any coating from almost any surface, without creating a huge plume of dust, Raelene said. The machine works by mixing water and abrasive inside the blast tank.

Raelene said as a young couple getting their feet wet in the world of entrepreneurship, one of the major attractions of the company’s offering was a franchise-free purchase. “A lot of times when you want to start a business, you’re purchasing a franchise and that’s a lot of money.



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Shipping company reopens in Guam and eyeing business opportunities

BY MAUREEN N. MARATITA
Journal Staff

Inchcape Shipping Services LLC is ramping up its services in Guam and has officially re-opened its office on-island.

The shipping company — which re-opened in May at the Century Plaza Building in Tamuning — has been developing business throughout the Mariana Islands, according to its operations manager.

“We cover Guam, Saipan and Tinian,” Ariel Dumapit told the Journal, speaking with the paper from Saipan. “We have a sub-agent in the [Federated States of Micronesia,] the Marshalls and Palau,” he said.

Inchcape assists ships in a variety of ways, Dumapit said. These include assisting with berthing, providing tugboats and pilots, vessel clearance, and helping crew members who are leaving and joining ships. Inchcape also sources spare parts a vessel may need and provides provisions. If a crew member needs medical assistance, “We make provisions for transport,” Dumapit said. Inchcape also offers vehicle transportation, dredging, cable-laying, and management of cruise vessels, according to the company.

The Guam office — which re-opened after a gap of some years — regularly handles military vessels and the ExxonMobil medium range tanker Sophia, as well as onward distribution of fuel to Palau, according to its website.

Inchcape does not handle container loads.

Dumapit has more than 20 years of experience in logistics and husbanding services to commercial and military vessels in Guam, the Northern Mariana Islands and several ports in the Philippines.

The Inchcape Group acquired Atkins Kroll Co. Ltd. and its Pacific subsidiaries in 1974. Inchcape reported revenues of £7.6 billion for 2020, according to its 2021 annual report. Inchcape operated a Guam office from the 1990s to 2018, but left due to a downturn in business. Its shipping origins date back to 1847, according to its website. **mbj**



Photo courtesy of Inchcape Shipping Services LLC

(From left) Kim Comia, operations executive; and Ariel Dumapit, operations manager; in the Inchcape office in Guam.

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Islands put brave faces and best foot forward for major Japan tourism expo

BY JULIAN RYALL
Japan Correspondent

TOKYO, Japan — The Tourism Expo Japan 2022 may have been more sparsely attended than in years gone by, but there was a genuine sense of optimism across the industry that life is finally being breathed back into the sector – that feeling was dramatically enhanced by the announcement that Japan will abolish on Oct. 11 the cap on daily arrivals from overseas and do away with the requirement that tourists obtain a visa in advance.

Speaking at a press conference in New York on Sept. 22, coinciding with the opening day of an expo that before the coronavirus pandemic was the largest travel show in Asia, Prime Minister Fumio Kishida said Japan was bringing its border control measures into line with the rest of the Group of Seven nations.

The travel sector and Japanese industry in general have been calling for the restrictions to be lifted – particularly the present cap of 50,000 arrivals per day – on the grounds that they have been causing serious damage to both the nation's economy and its reputation as an open and welcoming country. That pressure has finally resulted in the announcement by Kishida, who was in New York to attend the UN General

Assembly.

"It is very, very good news," said Nadine Leon Guerrero, director of global marketing for the Guam Visitors Bureau.

"We saw an immediate impact on inbound arrivals when South Korea ended its restrictions a few months ago and I am confident that we will see the same reaction from Japan when the rules here change," she told the Journal.

There was little disguising the much-reduced footfall at the Sept. 22-25 show, however, an indication of how much needs to be done to get the entire industry operating once more at full throttle.

The expo was last held in Tokyo in 2018, when more than 200,000 people attended. The event was moved to Osaka the following year as the venue, Tokyo Big Sight, was being transformed into the media center for the 2020 Tokyo Olympic Games. A sharply curtailed one-day event took place in Okinawa in 2020 as the impact of the pandemic really began to bite. With the postponed Olympics held in Tokyo last summer, the decision was made to skip the expo for a year.

"I've been to more than 10 of



Leon Guerrero



MVA's booth at the Tourism Expo Japan featured multiple attractions.

Photo by Julian Ryall

these expos in Japan and yes, this one seems much smaller than in the years immediately before the pandemic," Leon Guerrero said. "But it is still important that we are here because a key part of what we are doing is rebuilding the connections that we had before.

"And we are talking to a lot of media and Japanese travel agents and I would say that while the quantity of our meetings is lower, the quality is significantly better," she said. Underlining the renewed interest in Guam as a travel

destination, another Japanese television crew is scheduled to film a travel show in Guam in October. "We are emphasizing the cleanliness of business across Guam, we are telling people about all the effort that is being put into our safety protocols and all the new things to see and do in Guam," Leon Guerrero said.

The outlook, however, is difficult to predict, she said. While 2019 was Guam's best year ever in terms of

SEE EXPO ON PAGE 10

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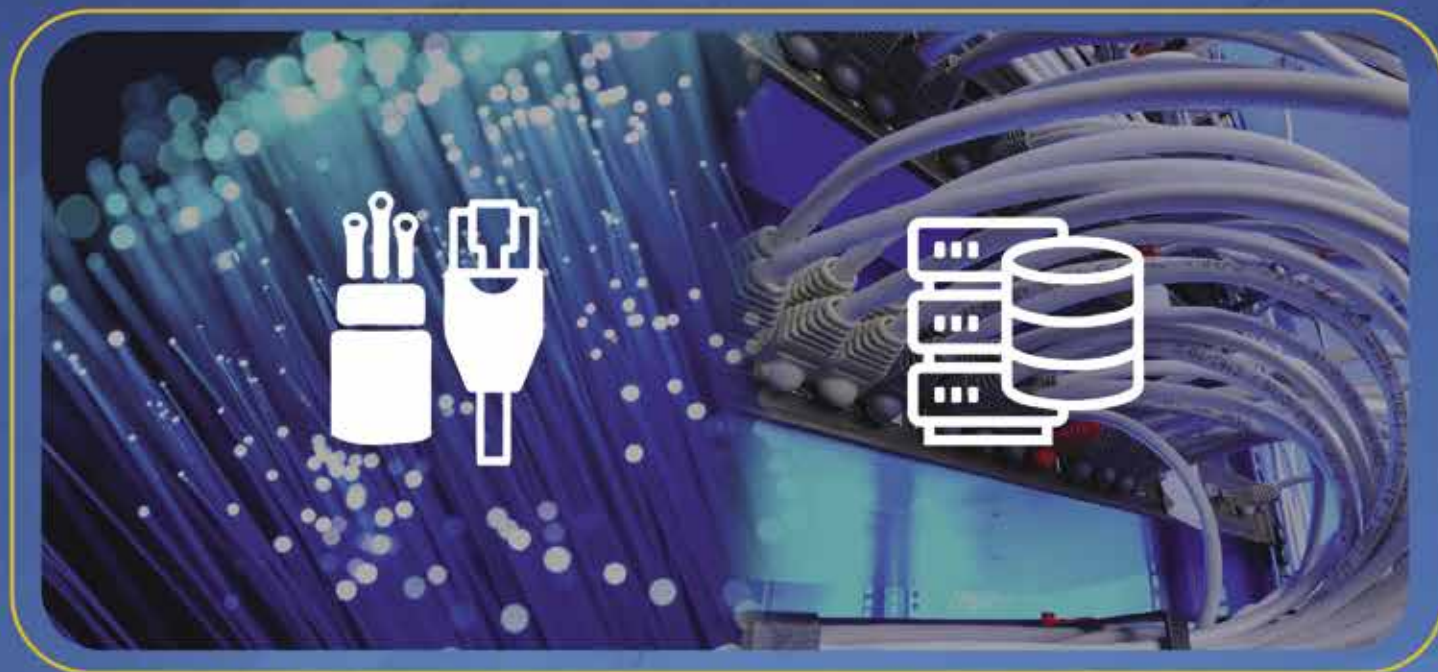
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EDITORIAL

CORPORATE GIVING

Nice numbers

According to GVB, Guam can expect to end fiscal 2022 with 200,000 visitors, better than its early anticipated high of 130,000 tourists.

We'll be truly lucky to rise above 500,000 or 600,000 visitors next year, how ever many marketing trips off-island GVB makes.

That's a far cry from the 1.63 million visitors at the end of fiscal 2019 — Guam's best year to date.

GVB estimated at the time that the economic impact of that fiscal 2019 was \$946.5 million.

Our tourism industry not only has competition in the region, but outside factors such as currency fluctuations that don't help.

Speaking to the Guam Chamber of Commerce membership on Sept. 28, Rear Adm. Benjamin Nicholson said we can look forward to \$1.2 billion to \$2 billion of military construction annually in the next seven to eight years.

The commander of Joint Region Marianas had plenty of figures to share on the increase of personnel that will come to the region and the future jobs that will remain after the military realignment slows (See "Quotable").

But at the beginning of his speech, he referenced the "partnership and hospitality" of Guam's civic organizations and government during the pandemic.

"When we needed hotel rooms for our quarantine and isolated USS Theodore Roosevelt sailors and servicemembers — you were there. We could not have maintained mission readiness without your extraordinary support and the resources that were available at a moment's notice," he said.

There's no doubt that regional security plays its part in the military exercises that dot our annual calendar, particularly as tensions have heightened recently.

But that sort of welcome and the publicity engendered by Guam's willingness has undoubtedly encouraged repeated port visits. With those port visits come the opportunity for thousands of military personnel from a variety of countries and all branches of service to enjoy not only Guam, but the Northern Mariana Islands and Palau. And for those ships and personnel to bring a welcome injection to the economy, whether its for provisions or visiting island businesses.

We need to keep our welcome mat clean and polished. **mbj**



Photo courtesy of Pay-Less Markets Community Foundation

(From left) Louise Borja, chief people officer, Pay-Less Supermarkets; Edward Lee, development manager, American Cancer Society; Kathy R. Calvo, CEO, Pay-Less Supermarkets; and Rosae Calvo Shandor, vice president of Pay-Less Markets Community Foundation.

Pay-Less employees raised \$2,000 for the American Cancer Society's Relay For Life through their Annual Rummage Sale.

Pay-Less also raised \$1,825 for the Guam Memorial Hospital

Volunteers Association, through donation boxes throughout the month of June.

The **Pay-Less Markets Community Foundation** also

announced the opening of its mini-grant program in September and hosted a mini-grant writing workshop for non-profit organizations on the application process.

Through its **Watts-Up Environmental Committee and Employee Engagement Committee, staff of Dusit Guam** properties planted more than 70 hibiscus seedlings at the Ricardo J. Bordallo's Governor's Complex in Adelup.

The employees Partnered with the Guam Department of Agriculture's Forestry & Soil Resources Division for the tree-planting.

Three biology students at the University of Guam were awarded the **2022 More Like Jimmy Scholarship through the UOG Endowment Foundation. The awards**, totaling \$10,000, went to Sophomore Victor Sambilay, Junior Anela Duenas, and Junior Ella Fedenko.

The More Like Jimmy Scholarship

SEE CORPORATE ON PAGE 9



Photo by Maureen N. Marañon

At the Guam launch on Sept. 8 were (from left) Gina Arterio, general manager of T Galleria; Rachel Tan, vice president for operations for DFS Mid-Pacific; and Richard Gustafson, managing director for DFS for the Mid-Pacific, Japan and Korea.

DFS launched its DFS Cares campaign in September to support Guam Cancer Care and the Commonwealth Cancer Association



COMMENTARY

QUOTABLE

“From where we are today — 9,700 or so active-duty members — that’s going to be a growth of ... maybe even 7,000. We’re somewhere between total of 16,000 and 17,000 military members here — well, well shy of the 26,000 at the height of the Vietnam era; still shy of the 20,000 or so in the Cold War era. Yes, we’re building up, but it’s not going past what we’ve had in the past.”

— **Rear Adm. Benjamin R. Richardson**, commander of Joint Region Marianas, speaking at the Sept. 28 membership luncheon of the Guam Chamber of Commerce at the Hilton Guam Resort & Spa.

Nicholson said military construction would bring \$1.2 billion to \$2 billion of construction annually for the next seven or eight years. “The tail end of that is going to be a whole bunch of jobs to sustain those facilities,” he said.



Photo courtesy of Atkins Kroll Inc.

(From left, back row) Jack Caceres, Ginny Caceres, and Francine Lamberton, all members of the board of the Guam Diabetes Association; and (From left, front) Patrick Lucas, board member of the Guam Diabetes Association; Ernie Galito, director of business development for Atkins Kroll Inc.; Winnie Butler, executive director; Clara Peterson, vice president, both from the Guam Diabetes Association; Trina Cruz, director of marketing and communications for Atkins Kroll; and Scott Duenas, president of the Guam Diabetes Association.

Atkins Kroll donated \$1,914 to the Guam Diabetes Association through its Community Matters program to assist with the 23rd Annual Guam Diabetes Conference in November.



Photo courtesy of Make-A-Wish Guam & CNMI

(From left) John F. Reyes, vice president for digital strategy at Bank of Guam; Lesley-Anne Leon Guerrero, chief experience officer, Bank of Guam; and Kristine R. Lujan, vice president of marketing and public relations, Triple J Enterprises Inc.

Make-A-Wish Guam & CNMI hosted a Whiskey for Wishes fundraiser at the Naked Fish Bar & Grill Saipan on Sept. 17.

CORPORATE

CONTINUED FROM PAGE 8

was created in memory of the late adventurer Jimmy Hall.

Sentry Hospitality Corp. raised \$12, 233 from its iCare 4 fundraiser for the UOG Endowment Foundation held at Capitol Kitchen on July 30.

Bank of Guam is committing \$250,000 during five years to support the Center for Entrepreneurship & Innovation, which opened in 2019 at the Jesus & Eugenia Leon

Guerrero School of Business and Public Administration building at the University of Guam. Since then, the center has hosted an interactive learning laboratory for new business idea generation and serves as a catalyst for entrepreneurial activity.

The **Triple J Auto Group** donated a 2022 Kia Seltos for the Guam Memorial Hospital Volunteers Association Thanksgiving Raffle.

The **American Red Cross Northern Mariana Islands Chapter** was able to help fami-

ly members displaced from their home due to a structure fire. The chapter was able to provide clients with immediate assistance for food, clothing, and shelter.

Make-A-Wish Guam & CNMI granted the wish of 6-year-old Avan Atalig, who wished for electronics. His wish granting at McDonald’s Restaurant in Tamuning coincided with his birthday, so to enhance his wish, he and his family stayed the weekend at Pacific Islands Club Guam.

Make-A-Wish Guam & CNMI

raised \$162,000 (\$128,000 net) from its Black Tie & Tennies gala on Aug. 13 at the Hyatt Regency Guam.

More than 70 volunteers from the University of Guam and Bank of Hawaii teamed up to combat soil erosion and protect Guam’s watersheds. Led by the Guam Restoration of Watersheds initiative of the UOG Sea Grant program and in partnership with Guam Green Growth, the volunteers planted 200 trees at the Ugum restoration site in Inalåhan. **mbj**



Photo by Julian Gvail

GVB's delegation included staff from the bureau and private sector members.

EXPO

CONTINUED FROM PAGE 6

arrivals, with 1.6 million touching down, and the initial months of 2020 showing an improvement of as much as 8% on even that figure, tourist numbers had collapsed by the middle of the year.

The hope now, Leon Guerero said, is that the gradual increase in tourist arrivals can be sustained over the coming months and could return to the peak 2019 figure in 2024.

One of the new attractions in Guam is the renovated and rebranded Crowne Plaza Resort Guam, which will enjoy its grand opening in November, said Keiko Deliguin, sales manager for the Japan market.

"We have carried out a massive renovation, inside and out, and

the property looks completely different now," she said. "We are already seeing a lot of interest from Japan and we anticipate that as much as 40% of our guests will be from Japan.



Deliguin

"These travelers select us because we are a brand-new hotel and they expect a very high standard of hospitality and service, which we will provide," she added.

Nevertheless, Deliguin anticipates that the rest of 2022 will be "difficult" for the Japan market, due to the delayed reopening of its borders and low load factors on flights, although there is a possibility that numbers could pick up at the end of the year or over New Year as restrictions have now been eased. And there is optimism, she added, that the recovery will really begin to show next summer.

Ricky Woodall, general manager of Skydive Guam, agreed that this year's show was quieter than in the past, although he was "looking forward" to the two days over the weekend when the event was open to the general public.

"Japan is very important to us, it makes up 80% of our business," he said. "And while we have made it through the last few years, it is great news that Japan is reopening and we can now be a lot more optimistic about the future."

There was also qualified optimism on the nearby Marianas Visitors Authority booth.

"There are lots of very big players all around us here so we are having to work doubly hard to make sure that we are being heard," said Ivan Quichocho, vice president at Tan Holdings and an MVA board director.



Quichocho

The pace of bookings to Saipan remains slow, despite the recent resumption of flights from Tokyo with United Airlines, although that is primarily due to the weakness of the yen against the dollar, he said. "The travel trade people that I have been speaking to say that they have people who want to come and the beauty of the situation at the moment is that we only have to find 460 people to fill the flight each week, so that is a target that we should be able to meet in a nation of more than 100 million people," he said.

"We have to find the right

SEE EXPO ON PAGE 11



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The best is yet to come — the evolution of telecom in Guam

BY OYAOL NGIRAIREKL
Journal Staff

A little more than 10 years ago, people were questioning why we would need anything faster than 3G — after all we were already able to text each other on our Blackberries or Nokias, read and send emails, and even take photos on our flip phones and send those to each other.



Kelley

Robert Kelley, president of

Telecommunications and Business Consultations, said looking back at the last 10 to 20 years you can easily see the rapid changes in the industry, and he said there's more of that to come.

"The penetration of wireline phones in residences has dropped tremendously in Guam. Probably one in four, or one in three houses at most have landlines where people can call the house. Everybody who lives in the house has their own cell phone," he said.

Kelley said technology has changed so much in the last 20 years. It has pulled together into one device what used to be bulky or numerous gadgets that were sold in places like Radio Shack — including

hand-held language translators, mini-portable TVs, video cameras, mini cassette recorders, walkmans or discmans, calculators, pagers and small hand-held games.

"We've replaced all of these devices with one ... the smart phone," he said. "And another thing, are you going to a video store to rent a movie? No, you go online and download something from Netflix or Amazon.... And I point this out to say that the smart phone is what has replaced so much of the technology and what we're using today and that fits into what the carriers are doing and the new features the carriers are using today."

As digital technology has improved so has an increase in what

Kelley calls "cord cutters," people who are getting rid of cable TV because they are watching TV through IP interfaces.

"Whether it's Netflix, or in my case Sling Orange or Sling Blue — I get all the cable channels (like Home and Garden, Fox, CNN, MSNBC, ESPN. I get all of that on my data circuit, so I don't even have a connection to cable TV anymore," Kelley said.

He said the introduction of more applications for smart phones also has made it more convenient for people to watch their favorite television shows while in restaurants or standing in a line, or to maintain

SEE **TELECOM** ON PAGE 28

EXPO

CONTINUED FROM PAGE 10

formula and show the value of coming to the Marianas and once we have conquered those growing pains, I have every confidence that the numbers will come back," Quichocho said. "We want the next generation of travelers to come and visit, to fall in love with us and then become loyal repeaters," he said. "There are already many connections between us and Japan and we just need to rekindle them."

Palau was eager to make a splash at this year's expo as well, with Tsuyoshi Shibamura, the representative of the Palau Visitors Authority in Japan, saying he intends to play up the uniqueness of the nation to a travel-hungry public here.



Shibamura

"Travel agents in Japan are looking for something different after coronavirus, something special," he said. "Japanese people want to have more space around them now, and many don't want to go back to the beach resorts they used to go to because they are too crowded.

"They are also interested in eco-tourism and links to SDGs [sustainable development goals]," he said. "And that search for something unique means they are looking for a high-quality experience, originality and they are happy to pay more for that."

Japan Airlines used to operate direct charter flights to Palau and Shibamura is optimistic that with evidence of pent-up demand, Japan's national carrier will once more resume direct flights next year. **mbj**

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The Guam Hotel & Restaurant Association hosted a 50th Anniversary Social on Sept. 9 at the Hyatt Regency Guam.

Photos by Justin Green



(From left) Noemi B. Sukola; real estate agent, Coral Sea Real Estate; John Wigsten; APEX Capital Guam; Sudipta R. Basu, general manager, Guam Plaza Hotel; Vivian S. Matsuno; operations manager, Pacific Wines & Spirits Inc.; and Charles "Chuck" Sukola; president and general manager, Pacific Charlie Co. Inc.



(From left) Darrel "Chris" Barnett, senatorial candidate for the 37th Guam Legislature; Sen. Therese M. Terlaje, speaker and chairperson for the Committee on Health, Land, Justice and Culture of the 36th Guam Legislature; Mary P. Rhodes, president of the Guam Hotel & Restaurant Association; and Phil Roberto, owner, the Venue bar.

The Guam Women's Chamber of Commerce hosted the Fanachu Famalão'an summit Sept. 16 at the Dusit Thani Guam Resort.

Photos by Justin Green



(From left) Anita B. Enriquez, senior vice president and provost, University of Guam, Patti Arroyo, talk show host for Sorensen Media Group's K57; and Angela Ng, event sales and service sales manager, Dusit Thani Guam Resort.



(From left) Vikki Fong, creative content manager; Maria Natuel, marketing executive for Glimpses Advertising; Virgie Avendano, senior marketing and media executive for Glimpses Advertising; and Sharleen Marchesseault, director of marketing strategy for Glimpses Advertising, all with Glimpses of Guam.

The 2022 Joint Annual District Court of Guam and Biennial Pacific Judicial Council Conference was held at the Dusit Thani Guam Resort from Sept. 18 to Sept. 21. The Guam Bar Association, the District Court of Guam and the Pacific Judicial Council hosted a welcome reception and dinner on Sept. 20 at the hotel.

Photos by Justin Green



(From left) Chief Justice of Niue Craig Coxhead; Chief Justice Daniel N. Cadra of the Supreme Court of the Marshall Islands; Chief Justice F. Philip Carbullido of the Supreme Court of Guam; Fay G. Carbullido, wife of Philip; and Circuit Judge Mary Margaret McKeown of the U.S. Court of Appeals for the Ninth Circuit; and senior Judge Richard R. Clifton of the U.S. Court of Appeals for the 9th Circuit in Hawaii.



Dean V. A. Manglona; attorney, Civile & Tang PLLC; Judge Vernon P. Perez, Superior Court of Guam; Daniel F. Mensching; staff attorney, judiciary of Guam; and Andrew Sergio Quenga; deputy administrator, Judiciary of Guam.



Photo by Justin Green

T Galleria by DFS hosted a launch for the DFS Cares campaign to raise funds for Guam Cancer Care on Sept. 8. Attending were (from left) James Santos, senior manager of retail marketing and visual merchandise for DFS Guam; Samuel V. Shinohara, managing director, airport operations Asia/Pacific, United Airlines; Milton Morinaga, senior advisor, P.H.R. Ken Micronesia Inc.; Paula Monk, director of sales for United Airlines; and Vincent D. "Ben" Cruz, project manager for P.H.R. Ken Micronesia Inc.

The Guam Chamber of Commerce hosted the 98th Anniversary Gala on Sept. 24 at the Hyatt Regency Guam.

Photos by Justin Green



(From left) Joyce Q. Crisostomo, executive director, Cars Plus LLC; Gov. Lourdes A. Leon Guerrero; Joseph M. Crisostomo, founder and president of Cars Plus and 2022 business laureate; Josephine L. Mariano, senior vice president, chief Bank Secrecy Act and central operations officer, Bank of Guam and Anthony Mariano, former director (retired) of the Guam Department of Parks and Recreation, and husband of Josephine.



(From left) Edward G. Untalan, executive vice president and retail banking region manager for the Guam and CNMI region, First Hawaiian Bank; Milton Morinaga, senior advisor, P.H.R. Ken Micronesia Inc.; Mark Tokito, senior vice president of the Guam Commercial Banking Center, Bank of Hawaii; Ernie Galito, business development director, Atkins Kroll Inc.; Siska S. Hutapea, president of Cornerstone Valuation Guam; Kelly Oh, manager for Shell Merizo/Kathy's Mart; Tae Oh, president, Vantage Advertising and PSI Holdings LLC and husband of Kelly; Ronald M. Young, secretary/treasurer for Security Title Inc.; and Kim Anderson Young, president and founder, Guam and CNMI for Security Title, and wife of Ronald.

The Guam Association of Realtors hosted a Meet and Greet for visitors from the National Association of Realtors on Sept. 19 at the Hyatt Regency Guam. They said Guam — like many other parts of the United States — is experiencing an increased cost in housing, which is pricing many people out of home ownership. The National Association of Realtors is working in Washington D.C. with national leaders on policies that would impact costs of purchasing or constructing a home. Also, issues like climate change are impacting coastal areas throughout the west coast of the U.S., Hawaii and Guam. While on Guam, the trio also met with Gov. Lourdes A. Leon Guerrero and among other topics, discussed programs that help first-time homeowners purchase homes.



Photo by Oyeol Njirahiki

(From left) Kristian Hoysradt, manager, Federal Programs and Advocacy for the National Association of Realtors; John Sebree, CEO, California Association of Realtors; Ziggy Zicarelli, regional vice president for Region 13 of NAR, which includes California, Hawaii and Guam; and Elizabeth C. Duenas, realtor and associate broker of Remax Diamon Realty and regional director of Remax Micronesia/Philippines, and president of the Guam Association of Realtors.

Rear Adm. Benjamin R. Nicholson, commander of Joint Region Marianas; was the speaker at the Guam Chamber of Commerce general membership luncheon on Sept. 28 at the Hilton Guam Resort & Spa.



(From left) Mark Tokito, senior vice president of the Guam Commercial Banking Center, Bank of Hawaii; Tae Oh, president, Vantage Advertising and PSI Holdings LLC; Christopher Duenas, chief financial officer, Triple J Enterprises Inc.; Ernie Galito, business development director, Atkins Kroll Inc.; Catherine S. Castro, president of the Guam Chamber of Commerce; Nicholson; Christine Won Pat Baletto, chief financial officer of Docomo Pacific and master franchisee of Pacific Fruits LLC; Maureen N. Maratita, publisher of Glimpses Media, Glimpses of Guam; and Edward G. Untalan, executive vice president and retail banking region manager for the Guam and CNMI region, First Hawaiian Bank.



Photo by Justin Green

Graphic Center Inc. hosted a party on Sept. 2 to celebrate its 20th Anniversary at its compound in Tamuning. At the event were (from left) Guam Attorney General Leevin T. Camacho; Sen. Telo T. Taitague, Sen. Therese M. Terlaje, speaker and chairperson for the Committee on Health, Land, Justice and Culture, Sen. James Moylan, all of the 36th Guam Legislature; Christopher M. Biolchino, vice president; Susan M. Biolchino, president; both with Graphic Center; Gov. Lourdes A. Leon Guerrero; Lt. Gov. Joshua F. Tenorio; and Jessie Rosario, vice president.

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PII's last ditch effort to salvage Chuuk road award millions

BY GIFF JOHNSON

Marshall Islands Correspondent

M A J U R O , Marshall Islands — Pacific International Inc's legal version of a Hail Mary is now "in the air" in the Federated States of Micronesia, a last-ditch appeal of a court judgment issued Aug. 30 that left company executives scratching their heads as options for recouping millions of dollars in losses fade.



Kramer

It is a cautionary tale for outside contractors eyeing work in the FSM. The FSM has several hundred million dollars in unspent infrastructure money that it has attempted to fast-track with the end of the Compact of Free Association's 20-year funding cycle in 2023.

In 2014, Pacific International Inc. filed suit against the FSM government for millions of dollars in construction work completed in Chuuk state but not paid for by the FSM.

Years later — after numerous de-

lays, hurdles, hundreds of thousands of dollars in legal costs, and refusal by the FSM government to pay a mediation award to PII — a U.S. arbitration panel agreed to by both sides awarded PII \$9.5 million in 2020. Last year, the FSM Supreme Court upheld the arbitration award, along with interest due PII for every day the award went unpaid by the FSM.

Although it had agreed to the arbitration, the FSM government appealed the arbitration award and the court's endorsement of the award. On Aug. 30, a three-judge panel of the FSM Appellate Court slashed PII's award by nearly 40% — from \$9.5 million to \$6 million, which was the level of the mediation award for PII that the FSM refused to pay — and said the court cannot attach interest to the award, which is a standard feature in court collection cases the world over.

PII in mid-September filed an appeal that likely has little chance of success, seeking a new appellate judge panel to review its appeal on the basis that the court "may have improperly 'assisted and advocated' in favor of one party by volunteering arguments and issues in favor of that party (the FSM) that had not been raised by that party, and mak-



Pacific International staff worked on the Chuuk road and sewer lines project in 2011.

Journal file photo

ing insupportable findings of fact and law that impose a significant compromise in that party's favor."

The appeal, filed by Guam-based PII attorney Thomas M. Tarpley Jr., seeks recusal of the three judges who issued the recent judgment for "an objective, impartial court."

"Our attorney tells me the appellate court picked bits and pieces from the eight plus years of the court battle to find a way to accommodate the FSM," said Joseph "Jerry" Kramer, CEO of PII. "I wonder if the recent sanctioning/removal of judges in Kiribati and Nauru were a consideration in the FSM judges' deliberations."

Kramer said, "There is no argument about the merits of our claim. We did the work at their instructions, and we weren't paid."

He said the FSM government

has simply spent the last eight years trying to find ways that would allow them to escape from paying a rightful debt. "Our claim and loss is actually around \$14 million, and after nine years we are still paying a bank loan to cover it," he said. Complicating the picture for getting FSM to pay any type of award is that without legislative action by the FSM Congress, no payment is possible.

Kramer said the underlying cause of the dispute can be traced to the Lyon bribery of FSM officials to gain construction contracts in the FSM. Jim Lyon, who ran an engineering firm in Honolulu that did work in FSM and Marshall Islands, was arrested, charged and pleaded guilty to bribing FSM officials to win contracts in 2019.

SEE PII ON PAGE 19



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and the entire Cars Plus Family*



Chamber Business Laureate shares story of early entrepreneurship

BY MAUREEN N. MARATITA
Journal Staff

The Hyatt's ballroom was packed for the 98th Anniversary gala of the Guam Chamber of Commerce on Sept. 24.

Attendees were very happy to see each other, and the noise level was high.

But when the chamber's 2022 Business Laureate and member of the Chamber's Hall of Fame Joseph M. Crisostomo — better known as "Joey" Crisostomo began to speak, the room went quiet.

Crisostomo is the president of Cars Plus LLC, Cycles Plus LLC, Pacific Powersports LLC which does business as Harley-Davidson of Guam, Pacific Auto Leasing LLC which does business as Thrifty Car Rental, Car Wash Pros, which does business as Finish Line Express, JC22 Properties, and GoSolar Guam.

Anybody who knows Crisostomo — or who heard him speak at the gala, will know that those businesses did not fall into his or the Crisostomo family's lap. The opening of those businesses was the result of hard work, and a drive that began as a young boy.

"In life, if you want something badly, you've got to work hard to get it," Crisostomo told the gala audience. "I learned this at a very early age when I was only 10 years old. You see, I grew up in a military family and we were living in Miami, Florida. All my friends were riding bicycles to and from school and I wanted one. So, I got me a job selling newspapers. Waking up at 4:30 a.m., folding newspapers and then my dad driving me around the neighborhood to deliver them. Now picture this, me at 10 years old, knocking on doors asking, 'Would you like to subscribe to the South Miami Herald?' That was me. After a few months of this, I earned enough money to buy my first bicycle."

The family's move back to Guam saw Crisostomo develop an interest in racing, which would take him to Japan, and then a job with Henry Simpson at Island Suzuki, which spring-boarded him to a job at a dealership in Idaho, followed by a move to Hawaii. But racing and a job at Triple J Motors brought Crisostomo and his family back to Guam.

Cars Plus opened in 1999 and moved to its current 8.5-acre property in 2008. The property also houses



Crisostomo

Cycles Plus and the Harley-Davidson dealership, which became part of the group in 2017.

"Owning a business is not always easy or fun. Its hard work. There are a lot of challenges, a lot of sacrifices, but there are a lot of rewards. And the rewards far outweigh the challenges," Crisostomo said.

Aside from Crisostomo and his wife Joyce Q. Crisostomo — who serves as executive director — the second generation and wider family are involved in the group's business, each of them available not only to clients but to serve community organizations that reach out for support. Crisostomo has served on numerous community and professional boards, also as chairman.

He recognized not only his own family, and the Cars Plus Familia at the gala, but other family businesses that have contributed to Guam's business community.

Success and contributions do not go unnoticed. Crisostomo is the 2004 Guam Business Magazine Executive of the Year and Joyce Crisostomo is the 2011 Guam Business Magazine Businesswoman of the Year. Jennifer Crisostomo Camacho is senior vice president of Cars Plus and has appeared multiple times on Guam Business Magazine's "40 under Forty" list of achievers. Cars Plus was named 2006 U.S. Small Business Administration Business Person of the Year for Guam. **mbj**

PII

CONTINUED FROM PAGE 17

"Officials in the FSM government who were taking bribes would have had to take a position against Lyon who was the design engineer and contract management company (for the Chuuk Road and sewer project that PII was hired to construct)," he said. "They chose instead to deny claims from PII for the extra costly work required to correct work from the grossly flawed and incorrect drawings and specifications (by Lyon)."

At the time, the initially-awarded \$25 million for the Chuuk road work was the largest U.S.-funded project under the Compact of Free Association.

SEE PII ON PAGE 31

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Saipan restaurants struggle to cope with slew of economic challenges

BY MARK RABAGO
Saipan Correspondent

KOBLERVILLE and GARAPAN, Saipan — After a period of closure and take-out only operations due the COVID-19 pandemic this past couple of years, restaurants on Saipan are facing a slew of new challenges.



Paul

The increased cost of doing business due to rising prices of food items, utilities, and wages has led

players in the food industry in Saipan to adjust prices to reflect new realities.

Zaabder Thai Restaurant announced Sept. 1 it would raise its prices due to inflation.

“Our main purpose is to serve delicious affordable food to everyone from different economic backgrounds. When the inflation started, we tried our best to balance our expenses and hoped for the operational costs to slowly decrease, but it has been hiking up through the



Conlu

weeks. Therefore, we had to make a very difficult decision to increase our prices in order to keep the business running,” said Monita Paul, co-owner of the Thai restaurant in Koblerville.

She said, so far, customers have been understanding and quite supportive of the decision. “We are trying our best to balance out our costs and earnings, but it has been super hard for us as a small family business, but we have to keep persevering and tackling any obstacle we



Kamata

may face to continue serving great food,” Paul said.

BAB Korean Restaurant on Beach Road in Garapan already increased its popular Korean BBQ buffet from \$19.99 to \$21.99 late last year.

“We started at \$18.99 in 2020 but when the cost of ingredients kept rising, we decided to increase it to \$21.99, especially since it’s a buffet,” said Dante Conlu, who handles marketing and promotions for the restaurant. He said they’re holding off on a price increase for their Korean BBQ buffet, which now comes inclusive of bottomless soda, despite the cost of frozen meat product increasing by 50% in the past several months.

Conlu said the restaurants just breaking even on its Korean BBQ buffet and that the drive-thru Cup BAB outlet is the offering making money for the restaurant.

Even the oldest Japanese restaurant in Saipan isn’t immune from being forced to raise menu prices.

Kinpachi Japanese Restaurant owner Misako Kamata said due to inflation, they’ve raised the prices of about 20% of menu items this year.

“First, we try to minimize. We try to fight those increases and not give to the customer yet and try to absorb the cost ourselves as long as we can,” she said. Only if [ingredients] are going up maybe we can do it. But not only that —right now gas and power/utilities, and manpower costs [are increasing] too because of the prevailing wage.”

Misako said loyal patrons understand. “In general, our customers understand our small increase in menu items. Even at their homes they experience a rise in utilities and in their daily shopping.”

Restaurants oi Saipan are also dealing with supply issues, with Kamata forced to strike out some seafood items like Korean oysters and scallops from Kinpachi’s menu altogether.

“Difficult to get shipping out of China because we have to compete against China, Vietnam, and Singapore where there’s high demand for seafood. They buy by volume and higher price... Volume is just too small in the CNMI [to compete],” she said.

Paul said the Thai restaurant has dealt with its fair share of supply issues. “We do experience supply shortages. However, we try our best to notify our patrons of the shortage and advise them of better menu options if they prefer,” she said.

Conlu said BAB Restaurant hasn’t really experienced a major shortage of meat products or ingredients used in the buffet. The supply problems they’ve so far encountered is for

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YOUNG

CONTINUED FROM PAGE 4

“We weren’t born in business. We weren’t born rich,” she said. They wanted to be bold but also be wise as they took the plunge to ensure they got started correctly and set themselves up for success.

“We were both living pretty conventional lives, I was working for a bank, and he was with a contractor for the military,” she said. She asked Victor, “How are we going to work and run a business? And he was like, ‘We’re not,’” she said.

They went to the Small Business Development Center and were able to get some assistance with a generic business plan. For months, the couple worked on it “every day after work,” she said.

It was “pretty intimidating,” Raelene said, but they got it done and moved on to the next step. They submitted the plan to a local financial institution, but the news wasn’t good.

“The financial institution didn’t believe there was a need for our business. We were turned down,” Raelene said. “We were pretty discouraged.”

The loan officer said they could get letters from people who would need the service, but this proved difficult because the specific ser-

vice “didn’t even exist.” So, they put it off for a bit. But they didn’t give up hope.

And then COVID-19 struck. Both were still working for most of the pandemic, but going into year three, Victor was furloughed.

“Actually, it was a blessing in disguise for myself because it gave me the time to pull the trigger,” he said.

He dug back into the dream, revamped the business plan. And in January 2022 they were approved for a loan from Community First Guam Federal Credit Union, with the backing of the Guam Economic Development Authority.

“In February, we went to Texas to pick up our truck... our budget was tight ... but we made it work,” Raelene said. They had to opt away from convenience, which costs more money. They flew to Texas, picked up their truck and drove to California to get it on a ship headed to Guam.

The challenges persisted. But so did they. It wasn’t easy but they found a supplier to purchase the abrasive materials they need at an affordable price — a hurdle for any business especially now.

Guam Eco Service has been operating since July.

“We’ve done rims, engines and different car parts,” Raelene said. They’ve also taken on some more

delicate projects, including pieces of furniture that were handed down over generations but had coats of paint or varnish from decades of use.

The Journal asked the couple if they thought business was going well. “In terms of, I guess the business sense, I would say it’s decent. We’re just starting off, there’s a lot of stuff we need to do.”

“When you ask if we’re doing well, I would say yes because each customer we’ve helped, they’re faces light up when they see something restored (and) that was my goal to restore rather than replace,” Victor said. “So, I think it’s doing well from the first to most recent customers that we’ve helped.”

The young company has also found ways to give back to the community. Hailing from Yigo, they noticed that the mural along Route 1 was covered in graffiti. They approached the Yigo Mayor’s Office to see if they wanted it cleaned properly before the staff and volunteers repainted. There also were some metal trash bins at Sinajana that the mayor’s office was going to dump because of the rust. Victor brought the truck, and they were able to get both jobs done in a matter of hours, and to the original finish, which is not something water blasting would have done.

Victor’s advice to other entrepreneurs thinking of taking the plunge is, “Do it. Even if it’s just a little bit at a time, and you’ll get there.”

“Five years was a bit of time, but I didn’t need something quick, I wanted something concrete something that would stick,” he said. The pandemic pushed him. “I needed to be in that uncomfortable position. Today, I’m still learning ... but now I’m working on my dream and that feels amazing.”

Victor also shared wisdom he heard many years ago and always kept in mind. “If you treat something like your side gig, it’s always going to be your side gig.”

He said from working 9 to 5 for someone else, he’s shifted to working 9 to 9, seven days a week.

“I’d rather work every single day on something I created ... Everyone’s job right now, is someone else’s dream. I want to work on something that I care about so much, on my own dream. And later on [down] the line when we branch out and hopefully get bigger, then I can rest. But right now, there’s no rest for me. I want to do this now that I’m young, because I have the energy, I have the time, I have the drive,” Victor said.

“The only thing I regret is not starting sooner.” **mbj**





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SAIPAN

CONTINUED FROM PAGE 22

packaging items, especially those used for take-out dishes.

Businesses in the NMI are also facing the challenge this fiscal year of the implementation of the touchback rule by the U.S. Citizenship and Immigration Services.

The rule affects certain CNMI-Only Workers who are required to exit the NMI for 30 days before employers can apply for their renewals.

Conlu said BAB Restaurant only has one staff member affected by the touchback rule and she will soon marry her U.S. citizen boyfriend.

Three of Kinpachi's staff may have to return to their countries of origin for at least 30 days because of the new rule, Kamata said. "We're switching to local hiring and even long-term [residents]. But we like to keep our CWs because they're very important to our company," she said.

While Kinpachi is willing to hire residents without experience and train them, she said, "The problem with local hiring is attendance. Maybe you hire five locals, but eventually only one will stay for the long run."

Paul's brother, Rashan, manager of Zaabder Thai Restaurant, said the restaurant is not affected by the touchback rule as all their staff are either U.S. citizens or long-term residents.

As for what the future holds, Kamata is not really holding her breath on the salvation business



Photo by Mark Rabago

Established in 1090, Kinpachi is the oldest Japanese restaurant in Saipan.

owners are supposed to get from the return of tourists with the return of the United Airlines Narita-Saipan flights.

"For the Japanese, it takes time to recover and go abroad. They're not ready to go out yet... Now, they're just traveling domestically because the government has given them a travel stimulus," she said. As of now it appears that the Japanese that do take the new United flights are what many on Saipan call 'returning customers.'"

Japanese returnees are also few in number, she said. "That's the people now here, not new visitors yet," she said.

Conlu said while he hopes they do get Japanese tourists back in numbers, their primary market primarily is still local.


Kamata hopes that Japanese tourists will return in droves next year, but said she believes that depends on COVID-19 regulations.

"The government still requires tourists to be vaccinated and at least [to have] one booster, but children cannot have boosters yet. The Japanese mentality also is still observing the situation too, as the world adjusts to a new normal [with the COVID-19 pandemic] still with us," she said. Thee Japanese Yen and U.S. dollar exchange also doesn't fa-


vor Japanese tourists now, she said.

Located along hotel row in the heart of the tourist district in Garapan and operating since 1980, Kinpachi has experienced before the ebb and flow of tourists.

Since the pandemic began Kamata already shuttered Kinpachi's outdoor barbecue outlet and while Kinpachi Seafood is still open, the name changed as there is not a lot of seafood on its menu. Kinpachi has also reduced hours of operations, which before were from 7 a.m. until 10 p.m. or 11p.m. Now, the restaurant operates around mealtimes from 11 a.m. to 2 p.m. and from 5 p.m. to 10 p.m. **mbj**



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Journal file photo

The GTA Data Center Ram data center is a \$13 million joint venture of TeleGuam Holdings LLC which does business as GTA and Ram Telecom International for the cable landing facility and data center in Piti through Gateway Network Connections LLC, built by Pacific Rim Constructors Inc.

TELECOM

CONTINUED FROM PAGE 11

communication with family members or colleagues while traveling.

“With the smart phones there are different levels of sophistication in terms of how they are used,” he said. Kelley has multiple phone numbers on one phone, which makes sense for him as travel is a large part of his person and professional life. The different numbers via different providers from Guam and the U.S. mainland makes it easier for anyone to get hold of him — and vice versa — from wherever he is in the world.

The technology that allows him to do that isn’t new. However, it has advanced to where it’s not as expensive as it used to be: “I remember in Guam when it would cost 40 cents a minute to make a call. Now you get

unlimited for \$30 a month.”

“Two things are happening, the cost of telecoms is going down, down, down but the amount of usage is going up, up, up,” he said.

Kelley said the local capacity has increased as providers continue to invest into their infrastructure.

He pointed to Netflix, noting that Guamanians wouldn’t have been able to “watch Netflix in 1999 or even 2002 the way you can today,” he said.

“The one thing that makes Netflix work well is the fact that we have on Guam servers for Netflix. When you connect to a movie that is a popular one ... (or) you got hundreds or even thousands of people watching a Netflix series in Guam, they all don’t connect to somewhere in the U.S. mainland for that, they connect to a server in Guam and also our regional areas connect to the server on Guam.”

He said Guam is also very important as a gaming center because it’s got equal latency with Japan, Korea, Philippines, Singapore and Australia. “Everyone is playing on a competitive playing field ... whereas if you had Singapore as a server, the people in Singapore would have an advantage over everybody else.”

Guam has become a hub for fiber optics and traffic from our region passes through the island as it goes to different countries. Kelley said Guam’s role as a hub for the region is only going to grow. Docomo Pacific, GTA and IT&E are building data centers in Guam.

“A data center is a place that has multiple fiber optic connections on the island and connects to the cable stations —of which we have four in Guam — with multiple cables coming into each cable station, and that allows both data services to come from one point on one cable and be put on another cable to proceed on to Hawaii, or the West Coast U.S., or Australia or wherever it needs to go,” he said.

The 5G technology will also become more important as its usage broadens in Guam, he said.

“One of the things we have to do as we’re advancing as we start moving into applications that require instantaneous information exchanges, we’re going to be needing to ... actually talking a lot about the cloud. But we need to put functional data systems on the edge of the cloud so that we can have faster responses so we could eventually — and we’re moving toward this — have things like smart cars ... they have to be able to communicate ... in milliseconds so they can properly not only drive to the right place but take emergency evasion so they can (fully) become self-driving.

“That’s where the 5G networks that are going in are going to be key for Guam.” **mbj**

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Unlike some candidates who have historically attempted to derail the buildup, and want to hinder or deter the construction, Jim wants to work with the federal government and improve on a partnership for a responsible military buildup.

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CROWNE

CONTINUED FROM PAGE 1

a world with COVID-19, shortages of materials and equipment and delayed shipping have impacted nearly every facet of business.

Another area impacted is construction costs. The Guam hotel was in the \$40 million range, as of the last Journal update on the projects. And construction in Saipan has exceeded \$30 million when it was originally estimated at around \$25 million.

In the Guam location, residents and visitors who remember the hotel as the Fiesta Resort Guam or even as the Dai-Ichi — which opened in 1971, are in for a surprise.

The Crowne Plaza Resort Guam has both a child-friendly swimming pool and an adult-only infinity pool in the plans. The hotel interior was gutted floor to ceiling with new looks to include the 322 guest rooms, a brand-new bar experience with an outdoor lanai, a recreational center and a renovated restaurant.

The Crowne Plaza Resort Saipan



Photo by Mark Robago

The Crowne Plaza Resort Saipan in Garapan is due to open in late October.

boasts 416 guest rooms, and facilities include a new children's club, a revamp of the current meeting space and ballroom, two new additional meeting spaces, a renovated restaurant and a brand-new bar experience.

Thomas Mayrhofer, regional general manager, will manage the

Guam Crowne Plaza, and Robert Coates is the general manager for the Saipan Crowne Plaza. The two hotels — part of the International Hotel Group family of brands — will bring hundreds of jobs back on-line. The Guam hotel had about 180 staff and the Saipan hotel is expected to hire more than that. **mbj**

HOLIDAY

CONTINUED FROM PAGE 1

square feet has a retail footprint of 26,570 square feet and the flow will be like the Maite store, with floral offerings at the entrance and produce to the side.

New experiences for customers include a beer cave and a tasting area that the store is calling the Chagi Tasting station (chagi is CHamoru for "to try"). The Chagi Tasting station will offer chesas and seating.

The store is also offering 1,000 square feet for four small businesses that can synergize with Pay-Less, including Infusion, which also has partnered with Pay-Less at other locations, including Maite and Oka.

Another similarity between the Micronesia Mall location and other Pay-Less stores is the delivery service that will cater to the tourism industry and a curbside pickup option.

Another recent renovation project was the Oka Pharmacy. The \$100,000 project allowed for a drive-up service and more home healthcare products at Oka. The drive-up service is up and running, Borja said.

Phillip M. Schrage, senior vice president and leasing manager for Goodwin Development, which does business as Micronesia Mall, said the reason for the reorientation of the Pay-Less internal layout was the need for sufficient parking going forward 20 years. The store is also keeping its current entrance at Concourse 2, so the new orientation, allows for a "significant increase in parking," he said.

"Micronesia Mall is very excited and is looking forward to Payless reopening — along with I



Photo by Oyaal Nyaniriki

The main entrance to Payless Supermarket at the Micronesia Mall faces Fatima Road.

think everyone else in the north, especially going into Thanksgiving and the holiday shopping that goes along with the Christmas holidays," Schrage said.

Pay-Less is a subsidiary of PMC Investments Inc. Other subsidiaries are PDC Wholesale (which includes warehousing), PMC Real Estate and Pay-Less Logistics.

In the island's capital city of Hagåtña, McDonald's is continuing with the string of improvements. In the last few years, Guamanians were treated to a new Yigo McDonald's. That was followed by renovations to the restaurant chain's oldest location in Guam — Tamuning. The drive-thru at the Harmon location was also recently completed.

Joe E. Ayuyu, Jr., vice president of McDonald's of Guam and Saipan; said the improvement at the Hagåtña location started with the drive-thru on Aug. 1. People can expect to see a double lane, similar to the Yigo and Harmon stores, once work is completed.

"It's supposed to be done really soon," Ayuyu said.

The next phase of work, once the

drive-thru is completed, will shift to the interior of the restaurant, beginning with the dining room.

"That will allow our customers to keep getting their McDonald's meal," Ayuyu said, adding that the mobile order and curbside delivery also will continue for customer convenience.

The kitchen will be the next area to be upgraded, which will mean a short closure. But the company doesn't expect that to take as long as the dining room or the drive-thru.

Between Dededo and Hagåtña, in Maite, is the American Grocery store that has been taking shape over the last couple of years. Construction was originally tagged at \$3.8 million, according to Journal files.

Department of Public Works Deputy Director Linda J. Ibanez said a permit was issued to the company to construct the new facility. As of Sept. 28, the company had not requested an occupancy clearance to date, and construction continues.

In June last year, American Grocery opened its Yigo location, just a few miles North on Route 1 from the Dededo store, which expanded in 2006. **mbj**

2022 GADA REPORT MARKET SHARE												
Dealership	May 2022		June 2022		July 2022		August 2022		Year to Date		CY2021	
	New	Used	New	Used	New	Used	New	Used	New	Used	New	Used
Atkins Kroll	270	63	234	55	205	66	278	66	2063	479	2516	756
Toyota	232		195		173		229		1760		2072	
Lexus	17		10		12		16		130		226	
BMW	14		26		20		28		144		151	
Chevrolet	7		3		0		5		29		67	
Triple J	136	21	119	38	106	33	122	33	968	201	1512	419
Volvo	0		1		0		0		2		4	
Acura	4		6		2		3		33		48	
Ford	14		19		12		16		198		321	
Mazda	18		38		20		30		198		398	
Lincoln	2		0		0		1		6		12	
KIA	63		25		50		44		275		247	
Honda	35		30		22		28		254		462	
Other	0		0		0		0		2		20	
Nissan Guam	109	18	117	30	130	37	121	37	746	310	1050	381
Nissan	104		114		126		116		711		1015	
Infiniti	5		3		4		5		35		35	
Cars Plus	69	35	96	22	56	23	42	33	464	208	761	473
Hyundai	66		77		55		25		392		555	
CJDR	3		19		1		17		72		206	
AutoSpot	50	62	45	45	20	70	35	70	332	463	499	668
Buick												
GMC												
Mitsubishi												
Prestige Automobile	7	1	5	1	6	1	10	1	62	5	138	11
Subaru	6		2		4		6		43		108	
Land Rover	1		3		2		4		19		30	
Totals	641	201	616	191	523	230	608	230	4635	1666	6476	2708
Total Units Sold (New/Used)	842		807		719		838		6301		9184	

Northern Mariana Islands vehicle sales and market share report for August																						
		Manufacturer	Monthly sales figures					Monthly totals		Same month last year			Year-to-date sales figures					Year-to-date totals		Last year-to-date		
			Car	Truck	Van	SUV	Other	Month	%	SMLY	%	+/-%	Car	Truck	Van	SUV	Other	YTD	%	LYTD	%	+/-%
Joeten Motors		Nissan	3	4		6		13	9.77	15	12.61	-13.33	20	50		64		134	12.58	90	10.31	48.89
		Ford		3	1	1		5	3.76	3	2.52	66.67	2	5	21	3		31	2.91	26	2.98	19.23
Used	Month	YTD	Honda	3			1	4	3.01	7	5.88	-42.86	20	1	4	13		38	3.57	56	6.41	-32.14
Sales	15	76	Kia	2			6	8	6.02	5	4.20	60.00	6		2	45		53	4.98	26	2.98	103.85
Share	33.3	20.9	Other																			
		Dealer totals	8	7	1	14		30	22.56	30	25.21		48	56	27	125		256	24.04	198	22.68	29.29
Atkins Kroll (Saipan)		Toyota	10	31	1	25		67	50.38	62	52.10	8.06	110	202	3	165		480	45.07	381	43.64	25.98
		Chevrolet																				
Used	Month	YTD	Scion																			
Sales	15	123	Lexus													13		13	1.22	1	0.11	1200.00
Share	33.3	33.8	Other																			
		Dealer totals	10	31	1	25		67	50.38	62	52.10	8.06	110	202	3	178		493	46.29	382	43.76	29.06
Triple J Motors		Hyundai	8			17		25	18.80	16	13.45	56.25	40	1		109		150	14.08	63	7.22	138.10
		Mazda	1			1		2	1.50	9	7.56	-77.78	10			37		47	4.41	91	10.42	-48.35
Used	Month	YTD	Mitsubishi	1			8	9	6.77	2	1.68	350.00	60			59		119	11.17	79	9.05	50.63
Sales	15	165	Isuzu																		60	6.87
Share	33.3	45.3	Other																			
		Dealer totals	10			26		36	27.07	27	22.69	33.33	110	1		205		316	29.67	293	33.56	7.85
Total used car sales																						
Used	Month	YTD	Car	Truck	Van	SUV	Other	Month	%	SMLY	%	+/-%	Car	Truck	Van	SUV	Other	YTD	%	LYTD	%	+/-%
Total	45	364	28	38	2	65		133	100	119	100	11.76	268	259	30	508		1065	100	873	100	21.99

Source: Commonwealth Auto Dealer's Association

PII

CONTINUED FROM PAGE 19

Kramer faults the U.S. government for not helping to resolve the contractual problems faced by a contractor working on a project funded by Compact grant funding.

"When seeking a U.S. project, a contractor would note that there are physical procedures and requirements of U.S. grants that should provide contractors confidence that there would be ethical compliance and that the U.S. would respond to transgressions of grant recipients,"

Kramer said. "The U.S. has turned a blind eye to this Chuuk issue. I appealed as high as the assistant secretary of Interior. No results."

He said PII's contractual woes in the FSM are a cautionary tale for U.S. and other outside contractors, who appear to be taking notice.

"No U.S. contractor is bidding FSM work," he said. "The last three consultancy contracts (funded by the U.S. through the Compact) also went to non-U.S. companies. I've spoken to Guam contractors and get the same response: Not interested in the FSM." **mbj**

GUAM BUILDING PERMITS, JULY 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
DAVID GRIJALDO / SUMMER MEDLER	SUN BROTHER'S CONSTRUCTION	RESIDENTIAL	CHALAN FRANCISCAN LUIS TUGON YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
WEI SHEN	SHEN WEI CONSTRUCTION	RESIDENTIAL	112 CHALAN JOSEPH ROBIT YIGO	CHANGE OF STREET NAME
PIONEER REALTY LLC	PW INVESTMENT CORP	RESIDENTIAL	CHALAN GE HALOM LUJUNA VISTA VILLAS ESTATES - YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
BUENA VISTA REALTY LLC	PW INVESTMENT CORP	RESIDENTIAL	CHALAN GE HALOM LUJUNA VISTA VILLAS ESTATES - YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
HECTOR QUIOC	PW INVESTMENT CORP	RESIDENTIAL	CHALAN GE HALOM LUJUNA VISTA VILLAS ESTATES - YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
QI ZHI XU	ET CONSTRUCTION	RESIDENTIAL	LIRIO AVENUE BARRIGADA HEIGHTS	NEW 2 STORY, 2 CAR GRG, 4 BDRM, 6 BTH, SINGLE FAMILY DWELLING
MATTHEW CALVO	FMS CONSTRUCTION	RESIDENTIAL	CHALAN PADRON CALA YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 2.5 BTH, SINGLE FAMILY DWELLING
PROMETI LLC	V.C. CONSTRUCTION MANAGEMENT	RESIDENTIAL	ARTERO DR DEDEDO	NEW 1 STORY, 2 CAR GRG, 4 BDRM, 3 BTH, SINGLE FAMILY DWELLING
HE SHU SHAN	TOP AND BEST CORP	RESIDENTIAL	CHALAN KARETAN TROSU DEDEDO	NEW 1 STORY, 2 CAR GRG, 4 BDRM, 3 BTH, SINGLE FAMILY DWELLING
MADAN S. HEMLANI	SELF CONSTRUCT	CLEARING / GRADING	MARINE CORPS DR ANIGUA	CLEARING OF VEGETATION ONLY
FRANCISCO VILLAMAYOR	RN BUILDERS	DEMOLITION	433 CHALAN IBANG DEDEDO	DEMOLITION OF A WALL TO CONSTRUCT A DWELLING
XIAO YING HUANG	SUNSHINE BUILDER	RESIDENTIAL	CHALAN OKRA LUCHAN DEDEDO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 4.5 BTH, SINGLE FAMILY DWELLING
MR. & MRS. ANGEL R. REDOBLADO	ART STEEL	RESIDENTIAL	180 E. ESPIRITU ST TAMUNING	REVISION TO 2ND FLOOR WALL
GTA TELEGUAM HOLDINGS LLC	HDCC GUAM LLC	UTILITY	GOV. CARLOS G. CAMACHO RD TAMUNING	CABLE VAULT, CABLE DUCT INSTALLATION
ERIC T.A. GARRIDO	HIGH-RISE BUILDERS CORP	RESIDENTIAL	113 CHALAN GUMA YU'US CT SINAJANA	ADDITION OF ONE BEDROOM AND AN OPEN SPACE TO THE EXISTING RESIDENCE
ALEXANDRA LEON GUERRERO	SUN BROTHERS CONSTRUCTION	RESIDENTIAL	DERO RD ORDOT	WATERLINE EXTENSION
WILLIAM MUNOZ	SELF CONSTRUCT	RESIDENTIAL	258G FLORES PARA ESO ST DEDEDO	RELOCATION OF PED FROM TEMPORARY TO PERMANENT
HYUNG GON KIM / SOL YOUNG EUH	APOLLO CONSTRUCTION LLC	RESIDENTIAL	CHALAN QUINATA CHALAN PAGO	NEW 1 STORY, 2 CAR GRG, 4 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
COAST 360	SURFACE SOLUTIONS	COMMERCIAL	450 RT 8 MAITE	CONSTRUCTION OF WALKWAY, RAMP, RELOCATION OF ATM MACHINE
ZHILIN YANG	YZ CONSTRUCTION CORP	RESIDENTIAL	CHALAN FADANG YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
ZHILIN YANG	YZ CONSTRUCTION CORP	RESIDENTIAL	CHALAN FADANG YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING

GUAM BUILDING PERMITS, JULY 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
ZHILIN YANG	YZ CONSTRUCTION CORP	RESIDENTIAL	CHALAN FADANG YIGO	NEW 1 STORY, 2 CAR GRG, 1 OFFICE, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
SISTERS OF MERCY (MERCY HEIGHTS)	ALCAST PAINT	RESIDENTIAL	211 FATHER SAN VITORES ST TAMUNING	EXTENSION OF CONCRETE ROOF AND WALL TO ENCLOSE KITCHEN AREA
THOMAS/THERESE BORJA	BINGHUA CONSTRUCTION	RESIDENTIAL	CHALAN RODEO TAMUNING	CHANGE OF CONTRACTOR, AMEND LOT NUMBER, REVISE CONTRACT AMOUNT
HONGFENG ENTERPRISES INC.	EVERGREAT CONSTRUCTION	RESIDENTIAL	FRANK G. BENAVENTE ST BARRIGADA	DEMOLITION OF WOOD AND TIN STRUCTURE, CONSTRUCTION OF NEW 3 STORY, 4 CAR GRG, 4 BDRM, 5 BTH, SINGLE FAMILY DWELLING WITH A BASEMENT
JOSEPH FERNANDO	ICON CONSTRUCTION	RESIDENTIAL	CHALAN HELEN MANUEL GALLO	NEW 2 STORY, 2 CAR GRG, 3 BDRM, 3 BTH, SINGLE FAMILY DWELLING
PRECIOUS ONE'S CHILD CARE & LEARNING CENTER	PRO BUILDER	RESIDENTIAL	642 N. CHALAN KANTON TASI SINAJANA	EXTENSION OF EXISTING CHILD CARE CENTER
BRIAN BLISS	PELCON	SOLAR - RESIDENTIAL	130 BIRADAN KAMYO PITI	INSTALLATION OF 44 SOLAR PANELS WITH ELECTRICAL WORK
DAVID OKADA	PELCON	SOLAR - RESIDENTIAL	227 CHALAN INDA CHALAN PAGO	INSTALLATION OF 28 SOLAR PANELS WITH ELECTRICAL WORK
LANDON FOWLER	PELCON	SOLAR - RESIDENTIAL	137F EAST SANA ANA RD AGAT	INSTALLATION OF 32 SOLAR PANELS WITH ELECTRICAL WORK
MICHAEL GATEWOOD	PELCON	SOLAR - RESIDENTIAL	107 PULAN ST MONGMONG	INSTALLATION OF 26 SOLAR PANELS WITH ELECTRICAL WORK
CARS PLUS	REACTION CO.	COMMERCIAL	647 RT 8 MAITE	CONSTRUCTION OF METAL BUILDING FOR CARWASH AND VACUUM
MINNS AE NAN	ART STEEL	RESIDENTIAL	GOLDEN CUPID RD MANGILAO	REVISION TO DRAWING; RELOCATION OF HOUSE
PHILIP / GRACE HWANG	C.H. CONSTRUCTION	RESIDENTIAL	CHALAN PAIPAI YIGO	NEW 1 STORY, 2 CAR CRPRT, 3 BDRM, 2.5 BTH, SINGLE FAMILY DWELLING
PATRICK FEJERAN	BLP CONSTRUCTION	RESIDENTIAL	165 OLD PRICE RD MANGILAO	INSTALLATION OF SUB-METER
KEPCO MANGILAO SOLAR LLC	DOOSAN UKUDU POWER LLC	UTILITY	RT 3 UKUDU, DEDEDO	CONSTRUCTION OF PHASE I OF POWER PLANT, GAS TURBINE BLDG, STEAM TURBINE BLDG, CONTROL AND ELECTRICAL BLDG.
KATHLEEN ROBINSON	LARSEN ELECTRIC	SOLAR - RESIDENTIAL	152 FADIAN POINT RD MANGILAO	CHANGE OF CONTRACTOR
RONNIE MALVEAUX JR	SELF CONSTRUCT	CLEARING / GRADING	MAINA	CLEARING OF VEGETATION AND DEBRIS
MCDONALD'S GUAM	NAKOA GUAM INC.	COMMERCIAL	389 RT 4 HAGATÑA	RENOVATION; INTERIOR, EXTERIOR, PARKING, BASEMENT

GUAM BUILDING PERMITS, JULY 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
GTA TELE-GUAM HOLDINGS LLC	SELF CONSTRUCT	UTILITY	MARINE CORPS DR UPPER TUMON	RELOCATION OF CABLES, TRENCHING, TRAFFIC RATE BOX FOR NEW COAST 360
GTA TELE-GUAM HOLDINGS LLC	SELF CONSTRUCT	UTILITY	MARINE CORPS DR MACHECHE, DEDEDO	MICROTRENCH FOR MICRODUCT, COPPER CABLES, FIBER OPTIC CABLES W/ SHUTTER BOXES
JARED / ALEXANDRIA ROBERTO	FMS CONSTRUCTION	RESIDENTIAL	LEYANG RD BARRIGADA	NEW 1 STORY, 1 CAR GRG, 3 BDRM, 2 BTH, SINGLE FAMILY DWELLING
WILLIAM CASTRO	SELF CONSTRUCT	SIGNAGE	HARMON INDUSTRIAL PARK RD HARMON	INSTALLATION OF SIGN ON THE KOREAN TRADE CENTER BLDG
BANK OF GUAM	FUJITEC PACIFIC INC.	ELEVATOR	111 CHALAN SANTO PAPA JUAN PABLO DOS HAGÁTÑA	MODERNIZATION OF 2 ELEVATORS
MCDONALDS USA LLC	GEO-ENGINEERING & TESTING	BORING / TESTING	RT 3 NCS, DEDEDO	SOIL INVESTIGATION, TEST BORING 4 SITES FOR FUTURE CONSTRUCTION
MINGLAI YANG	SHEN'S CONSTRUCTION	RESIDENTIAL	SANTA CRUZ DR CHALAN PAGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
ALVIN BONGOLAN	GAB CONSTRUCTION	RESIDENTIAL	141 SAN ROQUE DR BARRIGADA	EXTENSION OF STORAGE TO EXISTING RESIDENCE
IP&E HOLDINGS LLC	ELECTRICAL INSTRUMENTATION CONTROL SERVICES	SOLAR - COMMERCIAL	446 WEST RT 8 BARRIGADA	INSTALLATION OF 88 PANELS WITH ELECTRICAL WORK
IP&E HOLDINGS LLC	ELECTRICAL INSTRUMENTATION CONTROL SERVICES	SOLAR - COMMERCIAL	1335 N. MARINE CORPS DR TAMUNING	INSTALLATION OF 138 SOLAR PANELS WITH ELECTRICAL WORK
IP&E HOLDINGS LLC	ELECTRICAL INSTRUMENTATION CONTROL SERVICES	SOLAR - COMMERCIAL	480 RT 10 MANGILAO	INSTALLATION OF 110 SOLAR PANELS WITH ELECTRICAL WORK
IP&E HOLDINGS LLC	ELECTRICAL INSTRUMENTATION CONTROL SERVICES	SOLAR - COMMERCIAL	380 E. MARINE CORPS DR HAGÁTÑA	INSTALLATION OF 95 SOLAR PANELS
IP&E HOLDINGS LLC	ELECTRICAL INSTRUMENTATION CONTROL SERVICES	SOLAR - COMMERCIAL	214 CHALAN PALE RAMON HAYA YIGO	INSTALLATION OF 90 SOLAR PANELS
IP&E HOLDINGS LLC	ELECTRICAL INSTRUMENTATION CONTROL SERVICES	SOLAR - COMMERCIAL	280 N. MARINE CORPS DR TAMUNING	INSTALLATION OF 18 SOLAR PANELS
ERICK SAN NICOLAS	PACIFIC SOLAR & PHOTOVOLTAICS	SOLAR - RESIDENTIAL	274 SAN VITORES RD TAMUNING	INSTALLATION OF 40 SOLAR PANELS WITH ELECTRICAL WORK
JOHN ROBISON	PACIFIC SOLAR & PHOTOVOLTAICS	SOLAR - RESIDENTIAL	129 MANIBUSAN LN CHALAN PAGO	INSTALLATION OF 60 SOLAR PANELS WITH ELECTRICAL WORK
Y&L 88 GUAM LLC	STN CORP	UTILITY	RT 10 MANGILAO	UPGRADE OF UNDERGROUND UTILITIES; WATER, SEWER, POWER FOR FUTURE MCDONALDS

GUAM BUILDING PERMITS, JULY 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
IT&E	SELF CONSTRUCT	UTILITY	RT 16 TIYAN	MICROTRENCHING FROM ROUTE 16 TO ADMIRAL SHERMAN BLVD FOR INSTALLATION OF FIBER OPTIC CABLE
BUENAS BINGO	VITAL BUILDERS	COMMERCIAL	143 CHALAN GENGHIS KHAN TAMUNING	TENANT IMPROVEMENT
IT&E	SELF CONSTRUCT	UTILITY	RT 27A - MARINE CORPS DR DEDEDO	MICROTRENCHING ALONG ROUTE 27A TO MARINE CORPS DR, DEDEDO FOR HANDHOLE INSTALLATION
GUAM PROPERTIES LLC	TOP BUILDERS LLC	COMMERCIAL	215 ROJAS ST HARMON	REPAIR OF SUNKEN PAVEMENT
SAN CHUL RYU	ADELA KIM	RESIDENTIAL	CHALAN PAPANGPANG DEDEDO	CHANGE OF OWNER
JESSE MENDIOLA	GENERATION RENEWABLE INC.	SOLAR - RESIDENTIAL	261 CHALAN BING OKIE BLAS ORDOT	INSTALLATION OF 35 SOLAR PANELS WITH BATTERY AND ELECTRICAL WORK
PAUL M. OWEN	GENERATION RENEWABLE INC.	SOLAR - RESIDENTIAL	224 SOBRINO ST MANGILAO	INSTALLATION OF 60 SOLAR PANELS WITH ELECTRICAL WORK
JUSTIN BRECUINIER	GENERATION RENEWABLE INC.	SOLAR - RESIDENTIAL	1365 AGUILAR RD YONA	INSTALLATION OF 70 SOLAR PANELS WITH BATTERY AND ELECTRICAL WORK
CHELSEY LYNN SAN NICOLAS	GENERATION RENEWABLE INC.	SOLAR - RESIDENTIAL	209 ARTEMIO CRUZ ST YONA	INSTALLATION OF 35 SOLAR PANELS WITH BATTERY AND ELECTRICAL WORK
ZHENG QUAN ZHANG	JIN LONG LLC (MAO'S CONSTRUCTION)	RESIDENTIAL	SALI CT YIGO	NEW 1 STORY, 2 CAR GRG, 2 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING WITH FENCE
YONGLAN WU	EXCELLENT CONSTRUCTION INC.	RESIDENTIAL	TUN JUAN WHITE ST BARRIGADA	NEW 1 STORY, 2 CAR GRG, 4 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
XIAOHONG SHEN	GUAM EVERGREEN CORP	RESIDENTIAL	BRUCE ST AGAT	NEW 2 STORY, 2 CAR GRG, 4 BDRM, 4 BTH, SINGLE FAMILY DWELLING WITH FENCE
BUENA VISTA ENVIRONMENTAL LLC	TOP BUILDERS LLC	COMMERCIAL	RT 2A SANTA RITA	CONCRETE FOUNDATION AND BERM FOR FUTURE STORAGE TANKS
HE MIAO	FEI DA CORP	RESIDENTIAL	184 PAGACHAO DR AGAT	RENOVATION OF MASTER BDRM, EXTENSION TO KITCHEN
DEPT. OF PUBLIC WORKS	HIGHWAY SAFETY SERVICES LLC	GOVERNMENT	RT 1, 4 AND 10	REPAIR / REPLACEMENT OF GUARDRAIL IN VARIOUS LOCATIONS ALONG ROUTES 1, 4 AND 10
LITTLE CHILDREN'S SCHOOL OF GUAM	EXPRESS SIGNS & GRAPHICS	SIGNAGE	428 CHALAN SAN ANTONIO TAMUNING	INSTALLATION OF ALUMINUM SIGN BOX WITH ACRYLIC SIGN FACE
PACIFIC DATA SYSTEMS	SELF CONSTRUCT	UTILITY	WEST LIGUAN AVE DEDEDO	INSTALLATION OF CONDUIT RISER FOR FIBER OPTIC CABLE
MANFRED S. ARGUSON	SELF CONSTRUCT	CLEARING / GRADING	CHALAN KASKAHU DEDEDO	CLEARING OF VEGETATION ONLY

Source: Department of Public Works

GUAM BUILDING PERMITS, AUGUST 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
JIANFENG WENG	DRAGON ROCK CONSTRUCTION	RESIDENTIAL	KAYEN KANADA - YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 4 BTH, SINGLE FAMILY DWELLING
DUN YUAN FU	WEST ENTERPRISES INC.	RESIDENTIAL	ADACAO RD - MANGILAO	ADDITION OF WATERLINE EXTENSION
JOSEPH / ROSA PALOMO	ICON CONSTRUCTION	RESIDENTIAL	SALAS DR - BARRIGADA	REVISION TO PLUMBING PLAN
XIANG DONGE LIU	FEI DA CORP	RESIDENTIAL	CHALAN PIGA - DEDEDO	REVISION TO CHANGE DOOR AND WINDOW LOCATIONS; REMOVE ROOF OVERHANG
SANG CHUL RYU	SEYEONG CONSTRUCTION	RESIDENTIAL	CHALAN OKSO - CHALAN PAGO	NEW 1 STORY, 2 CAR GRG, 1 OFFICE, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
ISLAND CERTS CORP	HAN'S CONSTRUCTION CORP	COMMERCIAL	BELLO RD - MACHECHE, DEDEDO	NEW WAREHOUSE AND OFFICE
JOSH / ANNE MARIE PALOMO	LIVING ROCK CONSTRUCTION	RESIDENTIAL	DUENDES ST - MONGMONG	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 2 BTH, SINGLE FAMILY DWELLING
XING FU LIU	RICK CONSTRUCTION	RESIDENTIAL	ANAO RD - YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING WITH AN OFFICE
HONG BING JIANG	RICK CONSTRUCTION	RESIDENTIAL	CHALAN UBAS - DEDEDO	NEW 1 STORY, 2 CAR GRG, 4 BDRM, 3 BTH, SINGLE FAMILY DWELLING
ROGELIO DEDUCIN / CHARITO G. LAXA	3 BROTHERS BUILDERS	RESIDENTIAL	CHALAN BADA - YIGO	NEW 1 STORY, 1 BDRM, 1 BTH, SINGLE FAMILY DWELLING
GUILLERMO/ NAOMI SABLAN	3 BROTHERS BUILDERS	RESIDENTIAL	366 CALLE ANGEL FLORES - SINAJANA	EXTENSION OF 1 BDRM WITH LOFT, DEMOLITION OF CARPORT EXTENSION
AMY H. GUO	ZHONG BAO LLC	RESIDENTIAL	CHALAN CANTON LADERA - TALOFOFO	REVISION TO ADD 2ND FLOOR BALCONY, FENCE
ROGELIO DEDUCIN	3 BROTHERS BUILDERS	CLEARING / GRADING	CHALAN BADA - DEDEDO	CLEARING OF TREES AND VEGETATION ONLY
CARLOS / ERLINDA PACHECO	JEIDA GUAM	RESIDENTIAL	CHALAN JOSEFAN FELIX GALLO - YIGO	NEW 1 STORY, 2 BDRM, 2 BTH, SINGLE FAMILY DWELLING
ROBEERT R. LINDSEY, III	SUN BROTHER'S CONSTRUCTION	RESIDENTIAL	MARIA CANDELARIA RD - ASAN	NEW RETAINING WALL
MAO SUN-FENG	MAO'S CONSTRUCTION	RESIDENTIAL	HEAVEN'S CT - YIGO	NEW 2 STORY, 2 CAR GRG, 5 BDRM, 7 BTH, SINGLE FAMILY DWELLING WITH FENCE AND GATE
GUAM HOUSING & URBAN RENEWAL AUTHORITY	O.H. CONSTRUCTION	GOVERNMENT	117 BIEN VENIDA AVENUE - SINAJANA	ADDITION OF A 2 STORY, OFFICE
GUAM HOUSING & URBAN RENEWAL AUTHORITY	GENESIS TECH	GOVERNMENT	CALLE DUENAS - TOTO	RENOVATION OF THREE UNITS IN AMP 4 HOUSING AREA
JOYCE OWEN	DBI INC.	RESIDENTIAL	1543 RT 15 - MANGILAO	REVISION TO CHANGE THE FLOOR PLAN
JUAN P. FLORES	RN BUILDERS	RESIDENTIAL	BARCINAS DR - MALOJLO, INARAJAN	NEW 1 STORY, 1 BDRM, 1 BTH, SINGLE FAMILY MODULAR HOME
YOLANDA TOPASNA	SELF CONSTRUCTION	RESIDENTIAL	DEMETRIO MENO ST - MALESSO	NEW 1 STORY, 2 BDRM, 1 BTH, 2 SHIPPING CONTAINER SEMI-CONCRETE DWELLING

GUAM BUILDING PERMITS, AUGUST 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
HAWAII PACIFIC TELEPORT	POLYPHASE SYSTEMS INC.	UTILITY	570 CHALAN TELEFORO - YONA	CONVERSION OF EXISTING OVERHEAD LINE TO UNDERGROUND POWER SYSTEM
SHANNA ENGLING	GENERATION RENEWABLE INC.	SOLAR - RESIDENTIAL	160 GRAND ROCK RD - SANTA RITA	INSTALLATION OF 52 SOLAR PANELS WITH BATTERY AND ELECTRICAL WORK
AARON SANCHEZ	GENERATION RENEWABLE INC.	SOLAR - RESIDENTIAL	116 PENENGLO RD - YONA	INSTALLATION OF 30 SOLAR PANELS WITH BATTERY AND ELECTRICAL WORK
GUAM HOUSING & URBAN RENEWAL AUTHORITY	GENESIS TECH	GOVERNMENT	TENBAT ST - MONGMONG	RENOVATION OF TWO UNITS IN AMP 1 HOUSING AREA
NITA INTERNATIONAL TRADING	ASIAN HUANG HE CORP	RESIDENTIAL	CRISOSTOMO ST - SINAJANA	NEW 2 STORY, 5 BDRM, 3 BTH, SINGLE FAMILY DWELLING
AIHUA WU RAMANGMOU	SUN BROTHER'S CONSTRUCTION	RESIDENTIAL	CHALAN KODA - DEDEDO	NEW 1 STORY, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
RICARDO / CARMELITA CALVO	HARMONY GU CORP	RESIDENTIAL	RT 17 - SANTA RITA	REVISION TO KWH METER RELOCATION, STRUCTURAL
HARMONY GU CORP	SELF CONSTRUCTION	RESIDENTIAL	RT 4A - YONA	REVISION TO REMOVE STRUCTURAL LOAD BEAM
FANG WANG	RELIABLE CONSTRUCTION	RESIDENTIAL	BUENA VISTA DR/BUENA VISTA SUBDIVISION, SANTA RITA	REVISION TO RETAINING WALL
TAN HOLDINGS	JPL CONSTRUCTION	COMMERCIAL	219 S. MARINE CORPS DR - TAMUNING	INTERIOR RENOVATION FOR SKETCHERS STORE IN THE CENTURY PLAZA BUILDING
GTA TELEGUAM HOLDINGS LLC	HDCC GUAM LLC	CLEARING / GRADING	GOVERNOR CARLOS G. CAMACHO RDTAMUNING	CLEARING AND GRADING ONLY
RICE & RAMEN RESTAURANT	SIGN KING INC.	SIGNAGE	560 PALE SAN VITORES RD - TUMON	INSTALLATION OF A SIGN
KEVIN MCDERMOTT	REAGAN WILSON INC.	SOLAR - RESIDENTIAL	113 COSTAT LANE - MANGILAO	INSTALLATION OF 37 SOLAR PANELS
KEONE BADUA	REAGAN WILSON INC.	SOLAR - RESIDENTIAL	133 ORLAIZ ST - ANIGUA	INSTALLATION OF 30 SOLAR PANELS
JAMES COOPER-NURSE	REAGAN WILSON INC.	SOLAR - RESIDENTIAL	132 N. SERENA LOOP - MANGILAO	INSTALLATION OF 28 SOLAR PANELS
SYOMI N. DODD	REAGAN WILSON INC.	SOLAR - RESIDENTIAL	176 CHALAN OKSO - YIGO	INSTALLATION OF 28 SOLAR PANELS
LIAN ALEXANDER CURRIE	REAGAN WILSON INC.	SOLAR - RESIDENTIAL	404H INALADO RDPAGO BAY, CHALAN PAGO	INSTALLATION OF 30 SOLAR PANELS
MICHAEL F. BORGERT	REAGAN WILSON INC.	SOLAR - RESIDENTIAL	361 CHACO RD - YONA	INSTALLATION OF 30 SOLAR PANELS
ERIC J. DELFIN	UMS HEAVY EQUIPMENT	CLEARING / GRADING	DAIRY RD - MANGILAO	CLEARING AND GRADING ONLY
TNN GUAM INC.	JHC CORP	COMMERCIAL	241 GUN BEACH RD - TUMON	NEW TSUBAKI BEACH ACCESS SPIRAL STAIRWAY
MOBIL OIL GUAM	KONSTRAK BUILDERS	COMMERCIAL	1552 N. CHALAN CANTON TASI - YONA	RENOVATION OF THE BACK OFFICE IN THE YONA MOBIL GAS STATION
MARIO / MERCEDES CALARA	SELF CONSTRUCTION	RESIDENTIAL	CHALAN LA CHANCH - YIGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING
LETITIA S. LUJAN	DRAGON ROCK CONSTRUCTION	RESIDENTIAL	124 CHALAN KANTON TASI - CHALAN PAGO	INSTALLATION OF ELECTRICAL PANEL BOX
ROYAL INDUSTRIES LLC	BROWN CONSTRUCTION	COMMERCIAL	288 PURPLE HEART HIGHWAY - BARRIGADA	TENANT IMPROVEMENT FOR BEAUTY SHOP

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GUAM BUILDING PERMITS, AUGUST 2022				
OWNER	CONTRACTOR	PROPOSED USE	LOCATION	PROJECT DESCRIPTION
DAVID HICKS	AMERICAS' BEST ELECTRICMART INC.	RESIDENTIAL	155 TORRES STE - MONGMONG	CHANGE OF CONTRACTOR
SE YEONG RYU	ADELA KIM	RESIDENTIAL	CHALAN OKSO - CHALAN PAGO	CHANGE OF OWNER
SUMMER BREEZE I LLC	CORE TECH INTERNATIONAL CORP	RESIDENTIAL	RT 8 - RADIO BARRIGADA	FOUNDATION ONLY FOR FUTURE LOW INCOME HOUSING, 8 BUILDINGS, 64 UNITS, 1, 2, 3 AND 4 BDRM UNITS
JAYSON GOZUM	FMS CONSTRUCTION	RESIDENTIAL	MAMIS ST - MANGILAO	CHANGE OF LOT NUMBER
GUAM POWER AUTHORITY	VRM GENERAL CONTRACTOR	UTILITY	TOTO LOOP - GHURA 501, DEDEDO	UPGRADE EXISTING DIRECT BURIAL POWER LINES TO CONDUIT SYSTEM FOR FUTURE BACKFEEDING
MYRON GUERRERO	SUN BROTHER'S CONSTRUCTION	RESIDENTIAL	CHALAN JUSTICE MONESSA LUJAN PAGO BAY, CHALAN PAGO	REVISION TO POSITION OF THE RESIDENCE
DEPT. OF PUBLIC WORKS	INFRATECH INTERNATIONAL	GOVERNMENT	RT 2A, RT 5 AND RT 12	RECONSTRUCTION AND WIDENING OF ROUTES 2A, 5 AND 12
SANG CHUL RYU	ADELA KIM	RESIDENTIAL	CHALAN OKSO - CHALAN PAGO	NEW 1 STORY, 2 CAR GRG, 3 BDRM, 3.5 BTH, SINGLE FAMILY DWELLING

Source: Department of Public Works

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