

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1

2 **I. CALL TO ORDER**

3 A. The First 2021 Meeting of the Board was a called to order at 4:15 pm on Tuesday,
4 February 03, 2021.

5

6 The following were present:

7

8 **Board Members:**

9 Dr. Wilfred Leon Guerrero, Chairman

10 Mr. George Chiu, Treasurer

11 Dr. Thomas Krise, Executive Secretary

12 Mr. Jesse Leon Guerrero, Director

13 Ms. Flo Martinez, Director

14 Fr. Francis Hezel, Director

15 Mr. David John, Director

16 Gov. Joseph Ada, Director

17

18 **UOG Endowment Staff:**

19 Ms. Katrina Perez, Executive Director

20 Ms. Patty Jean Ranger, Accounting Assistant

21

22 **Guests:**

23 Dr. Anita Borja Enriquez, Senior Vice President and Provost

24 Mr. David Okada, Chief Planning Officer/ Interim Chief of Staff, Office of the
25 President

26 Mr. Randall V. Wiegand, Vice President, Administration & Finance/Chief Business
27 Officer

28 Ms. Maree Pelkey, BGIS

29 Ms. Alexander Leon Guerrero, BGIS

30 Ms. Amanda Gima, Raymond James

31

32 **II. APPROVAL OF THE MINUTES**

33 A. November 20, 2020

34 **Motion to approve** Jesse Leon Guerrero

35 **Second:** Mr. George Chiu



**UNIVERSITY OF GUAM
ENDOWMENT FOUNDATION**

**BOARD OF DIRECTORS
RESOLUTION NO. 2021-02**

RESOLUTION TO OPEN A CHECKING ACCOUNT AT BANK OF GUAM

WHEREAS, the Board of Directors of the University of Guam Endowment Foundation is committed to supporting the growth of the University of Guam's capital assets,

WHEREAS, there is a need for the expansion of the WERI facilities through a new facility which will double the space of its existing Water Quality Lab,

WHEREAS, on March 26, 2020, the University of Guam Endowment Foundation unanimously voted to approve a loan of \$709,000 to WERI in support of the WERI research facility and water quality testing laboratory as part of the 20% required match from US EDA Project Number 07-79-07557,

WHEREAS, there is a need for the University of Guam Endowment Foundation to efficiently track the distribution of funds and repayment of these loaned funds over a 10-year period,

WHEREAS, the board has resolved to maintain the same signatories established at BG Investments for this new account: Dr. Wilfred Leon Guerrero, Chairman, Mr. John Calvo, Vice-Chairman, Mr. George Chiu, Treasurer, and Ms. Katrina Perez, Executive Director.

NOW, THEREFORE, BE IT RESOLVED, the board authorizes the Executive Director to establish a new account with the Bank of Guam for the purpose of maintaining accurate and efficient records of the loan distribution and payment receipts.

Adopted this 30th day of March 2021.

ATTESTED:

wp leon guerrero
[wp leon guerrero \(Jun 7, 2021 08:31 GMT+10\)](#)

Wilfred Leon Guerrero, Ed.D.,
CHAIRMAN


[Thomas Krise \(Jun 5, 2021 19:58 GMT+10\)](#)

Thomas W. Krise, Ph.D,
SECRETARY

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 **Vote: Unanimous**
2

3 **III. CHAIRMAN'S REMARKS**

4 None

5 **IV. COMMITTEE REPORTS**

6 **A. Finance Committee- Mr. Jesse Leon Guerrero, Committee Chair (Exhibit A)**

7 i. Reports enclosed.
8

9 **1. Raymond James**

10 Ms. Amanda Gima presented to the Board for Raymond James. Ms. Gima presented
11 the UOGEF Funds of the policy index for the fiscal year 2020. Ms. Gima stated that
12 UOGEF ended on strong with 11.39%, which is in line with the bench march of
13 11.53%. Ms. Gima added that UOGEF had a solid quarter that beat the quarter
14 return index. Ms. Gima then stated at the one-year mark, UOGEF made 11.49%
15 beating the benchmark of 6.71%, and since inception, the UOGEF fund had an
16 annualized return of 10.07% versus 8.00%. Ms. Gima then presented to the Board
17 the fiscal year report in dollar amounts. In the fourth quarter, UOGEF started at
18 \$1,674,876 and ended at \$1,859,080 for the scholarship fund, and in the one year,
19 UOGEF made \$205,926. Ms. Gima then stated that since inception, the scholarship
20 fund started at \$712,915 and made over \$1M, which ended at \$1,859,080.
21

22 Ms. Gima then reported the UOGEF Funds, Interim Performance (Net of Fees) &
23 Asset Allocations as of February 02, 2021. The first report, Ms. Gima, was the
24 Aristotle Capital Management, which ended at 1,027K for a period of \$27K or a
25 2.07% return. Ms. Gima states that Aristotle continues to do well above their
26 benchmark of 0.17%. Ms. Gima then reminds the Board that Aristotle is in the
27 overweight Asset class primarily due to US equities which ended strong in 2020.
28 The second account Ms. Gima presented to the Board was the Clearbridge ESG for
29 international equity. Ms. Gima reminds the Board that Clearbridge is the one that
30 replaced the Renaissance Investment Management (RIM), which is benchmarked
31 against the MSCI EAFE; it had \$362K with a return of 1.97%. Ms. Gima stated that
32 Clearbridge is UOGEF's ESG portion of the portfolio and the manager that has an
33 ESG. Ms. Gima then said that Clearbridge is slightly underweight at -0.83%.
34

35 The third account that Ms. Gima presented was the Pacific Income advisors, a
36 moderate duration fixed income; it ended at \$344K with a loss of -\$4K. Ms. Gima

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
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Mangilao, Guam

1 stated that this loss was not surprising as equity goes up bonds usually go down.
2 Ms. Gima said Pacific Income Advisors are down -1.15% versus the benchmark of -
3 0.67% and are underweight approximately -2% of the portfolio. The last account
4 Ms. Gima presented was the BlackRock iShares, the global fixed income, and stated
5 it was down -\$1K which brings it down to \$155K. Ms. Gima noted that the return
6 was -0.64% versus the benchmark of -0.06%, which is a hedge strategy that is also
7 -2%. Ms. Gima then reminded the Board that UOGEF replaced Templeton with
8 BlackRock iShares. Ms. Gima then stated that UOGEF's overall portfolio ended on
9 February 2, 2021, at \$1,888K for a dollar return of \$29K or 1.56% and beating the
10 benchmark of -0.09%.

11
12 Ms. Gima then presented For the Guam Board of Accountancy (GBOA) account
13 invested in the balance hybrid model, which is half passive and half active. Ms. Gima
14 mentioned a deposit of \$300K this past month, and the account ended in \$3,369K
15 for a period return of \$25K or 0.75%, lining a little behind the benchmark of 1.13%.

16
17 **Discussion:**

18 Mr. Leon Guerrero asked Ms. Gima what her/Raymond James' projection for 2021
19 and if the new administration will be ok? Ms. Gima stated that with the rollout of
20 the vaccine and the President that will be there for the next four years and not
21 having the instability of who will be present, the market does decline in versatility
22 after the election is seen in 2021. Ms. Gima then presents a Summary sheet of the
23 Raymond James Strategy snapshot. Ms. Gima stated that even though the fourth-
24 quarter GDP was low, Raymond James still expects GDP to rise. The Bond Market's
25 ten-year treasury will stay at 1.50%, and Raymond James does not predict the feds
26 will raise the percentage of rates anytime soon. Ms. Gima then stated inequities,
27 Raymond James expects some pullbacks, but they believe 2021 will be a good year.
28 In Dollar direction, Raymond James believes there will be some weakness due to
29 the -\$3T. Raymond James also predicts that oil will be \$60/bbl. But overall,
30 Raymond James thinks the volatility will go down, especially with the vaccinations
31 coming out, the inauguration of the US President, and the global economic
32 condition's approval.

33
34 **2. BGIS**

35 Ms. Pelkey presented the year-end and January 31st performance reports to the
36 Board for BGIS. Ms. Pelkey's first report was UOGEF's year-end report. Ms. Pelkey
37 stated with everything that happened in 2020 and turned out to be a good year for
38 the market. Ms. Pelkey added that all sectors of the market lead by US equity or

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 any merging markets and fixed incomes also posted solid returns for the year. Ms.
2 Pelkey stated that ending December 31, 2020, with a total of 13.48%, which is
3 ahead of the benchmark at 0.45%. UOGEF ended the year just under \$9.4M, less
4 the margin loan at \$1.3M. Ms. Pelkey added that UOGEF ended 2020 at \$10.7M.
5 Ms. Pelkey stated that she mentioned in the last meeting that BGIS did rebalance
6 the portfolio at the beginning of the fourth quarter and BGIS eliminated wrecks
7 (17:37) from the portfolio as they say it is a struggle asset for the short term from
8 the portfolio and decided to rebalance it back into fixed income and realign
9 everything back to target allocation. Ms. Pelkey added UOGEF is still the 70/40
10 portfolio, and BGIS does not see any other anticipated changes to be made. Ms.
11 Pelkey stated that looking at the three-year term, it is 9.27% against it since
12 inception at 10.95%, which is ahead of the benchmark.
13

14 Ms. Pelkey then presented to the Board UOGEF's quarterly snapshot that was
15 throughout 2020. Ms. Pelkey stated in the first quarter, UOGEF did see a
16 considerable drop off by the effects of COVID-19 and the initial lockdowns, which
17 resulted in a -20.17% but rallied back in the second quarter at 17.82%. Ms. Pelkey
18 then stated that in the third quarter, UOGEF started to see the break-even with
19 6.56%, and then in the fourth quarter, it was the rally that brought UOGEF back into
20 a positive return at the end of the year.
21

22 Ms. Pelkey then presented 2021 returns and explained that BGIS expects some
23 modest returns as the economy continues to move into the recovery phase and
24 starts to reopen and move to some normalization in the latter half of the year. Ms.
25 Pelkey then presents to the Board, 2021 reports and stats that as of January 31,
26 2021, UOGEF's portfolio is almost flat at -0.38%, but the market has rallied the past
27 two days, so UOGEF is actually at 1.2% year to date with the recent market close.
28 Ms. Pelkey restates that BGIS does not anticipate any changes to the portfolio at
29 the moment, and they are happy with the allocations of the portfolio. BGIS does
30 expect some volatility into the year, but they do not anticipate anything huge like
31 last year, and it will be a part of the whole recovery process that BGIS expects.
32

33 **Discussion:**

34 Ms. Perez asked Ms. Pelkey if there are any projections with the new
35 administration? Ms. Pelkey responded that the administration's primary focus
36 would be on getting the economy kickstarted again and containing COVID-19. BGIS
37 is aware of the President's vaccination goal within the next six months, and Ms.
38 Pelkey believes that it should be the primary focus of the new administration
39 regardless of who is controlling the house and all sectors of the administration. Ms.

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 Pelkey added that once the administration moves from there, then he can
2 implement policy. Ms. Pelkey also stated the BGIS does not see any tax hike
3 happening this year or anything significant to warrant any portfolio concerns. Mr.
4 Leon Guerrero then asked BGIS, with the new President already signing over 40
5 executive orders and establishing policies and specific jobs that have been
6 terminated, will those affect any? Ms. Pelkey stated that looking at the bigger with
7 opening the economy and getting sectors reopened. Ms. Pelkey added that yes,
8 there had been some focus on the President's clean energy and infrastructure
9 objectives, but with it being the reversal of the momentum of what the former
10 President Trump was putting in, and BGIS does not see anything significant at this
11 point. Ms. Pelkey asked Mr. Leon Guerrero if he was referring to the Keystone Pipe-
12 Line? Mr. Leon Guerrero confirmed and the other executive orders that the
13 President signed. Mr. Leon Guerrero then stated he is concerned the Green Bill is a
14 viable thing to consider right and how it might hurt the economy. Mr. Leon
15 Guerrero then asked if BGIS would consider those things as BGIS makes projections
16 for the future because it may look okay now, but it may not be later down the line.
17 Ms. Pelkey agreed with Mr. Leon Guerrero and assured the Board that BGIS are big
18 advocates for diversification, and BGIS believes the portfolio is adequately
19 diversified to where any of those things do not adversely affect UOGEF or BGIS.
20

21 Mr. Leon Guerrero then asked if Ms. Pelkey if BGIS sees anything else like the Game
22 Stop issue. Ms. Pelkey asked if Mr. Leon Guerrero is referring to the short-selling
23 that is just causing versatility. Ms. Pelkey reassures the Board that the invested and
24 diversified securities people see in stocks are not a significant factor in
25 UOGEF/BGIS's portfolio. Ms. Leon Guerrero also assures the Board that the
26 portfolio is accurately diversified with the asset allocation, so even with the short-
27 term executive orders, the bigger picture is macro-economics. BGIS is confident in
28 how the portfolio is positioned and does not foresee a significant factors at the
29 moment. Ms. Leon Guerrero then stated that if things developed more and BGIS
30 will be aware of it and will bring it to UOGEF's attention, even if it is before the
31 quarter-end. Ms. Martinez added that it had been an unusually great year, so the
32 portfolio has all benefited when UOGEF takes a moderate approach, 5,6 or 7%, but
33 the account did 10%, so it's a great year, and it is more than we can ask for.
34

35 **3. USED A Grant (Nursing Annex & WERI)**

36 Ms. Perez gives the Board an update on the USED A Grant. Ms. Perez reminds the
37 Board of UOGEF's commitment to assist with the matching funds when UOGEF
38 applied for the Grant in the amount of \$150,800 as a gift to the Nursing Annex

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 should UOG receives the award of \$709K towards WERI to be paid over ten years.
2 Ms. Perez then stated she received notice from Ms. Cathleen Moore-Linn, RCUOG
3 Director, and she said that she received notice from USED A the funds have been
4 set aside; she should receive the official notification come through soon. Ms. Perez
5 stated that given that notice and UOG EF's letter of commitment, Ms. Perez and Ms.
6 Moore-Linn would be together with the MOA to facilitate the funds' movement and
7 work out the arrangements with the loan for WERI.
8

9 **4. USDA Loan (SENG & SSC)**

10 Ms. Perez then presented updates on the USDA Loan for the SENG & SSC. Ms. Perez
11 then informed the Board that USDA is waiting for some responses from UOG
12 regarding the UOG EF so they can provide some recommendations and then bring
13 it up to their National office. Ms. Perez mentioned that she had been work with Mr.
14 Barcinas from the local office and a few others from the state for USDA. Ms. Perez
15 stated that three items of their concerns were the availability of cash debt reserve,
16 the feasibility of putting a lien on the UOG Endowment Foundation unrestricted
17 funds, and lastly, getting an assurance from the Legislature of a continuation of
18 appropriations. USDA's concerns are that there have been a few times when
19 appropriations have stopped past, USDA wants an assurance that it will continue
20 since the appropriation will be a significant source of payment. Ms. Perez
21 mentioned that she has been working with Mr. Wiegand and UOG legal team on
22 verbiage UOG & UOG Endowment Foundation can use if UOG EF decided to make
23 the recommended motions listed.
24

25 **Motion:**

26 **Mr. Leon Guerrero Motion to allow for a lien on UOG Endowment Foundation**
27 **unrestricted funds equivalent to one year of debt reserve (\$1,158,283) for the**
28 **USDA loan for the construction of the School of Engineering annex and the**
29 **Student Success Center.**

30 Second: Mr. David John

31 Vote: Unanimous
32

33 **Discussion:**

34 Mr. Leon Guerrero added that UOG is also committed to putting the same amount
35 of \$1,158,283, so all together, we have \$2,200K. Ms. Perez said that UOG's portion
36 is a cash debt reserve of the one year of \$1,158,283 which will be kept separate
37 from UOG's funds. USDA is asking the UOG Endowment Foundation's prospect to
38 put a lien on the funds so if there is to be a default on loan in the future. This will

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 give USDA the ability to pull the \$1,158,283 from the UOG Endowment Foundation
2 accounts. Ms. Perez stated that UOG Endowment Foundation would not have to
3 hold that money in a separate account for this purpose; it is just a matter of
4 reporting this to USDA that the UOG Endowment can put up collateral. Ms.
5 Martinez asked Ms. Perez what the total loan is for USDA? Ms. Perez responded
6 with \$27.1M. Ms. Martinez then asked how many years of the loan? Ms. Perez
7 stated that it started at 40 years, but it drops down to 30 years, and Mr. Weigand
8 confirmed Ms. Perez's statement. Mr. John then asked what the rate is for 30 years?
9 Mr. Weigand responded that when UOG and UOG Endowment locked in, it
10 encumbered the money at 2.25%, but the language said that the rate could not go
11 any higher, but the rate goes any lower UOG/UOG Endowment should get the lower
12 rate. Mr. Leon Guerrero then ask Mr. Weigand if he thinks USDA will go with the
13 proposal plus the appraisal? Mr. Weigand responded that he is hoping they will.
14 Mr. Leon Guerrero then added that even though they are proposing, it may not be
15 acceptable. Mr. Weigand then stated that it is hard to say what USDA will do, but
16 UOG feels like they are putting a fair offer together. Mr. John then stated that if we
17 are back at 30 years, his recommendation is to make this the final deal and if they
18 do not accept it, then go to the Bond Markets; it might cost a little bit more, but 30
19 years, it's not that great of a deal. Mr. John then stated that the value is out there,
20 and UOG and UOG Endowment Foundation has used all this time on it, so let us
21 move forward with this. Mr. John also stated that UOG and UOG Endowment
22 should set their own time and if USDA does not meet it, Mr. John recommends
23 going on the Bonds markets for it. Both Mr. Chiu and Mr. Weigand agree with Mr.
24 John's recommendation. Mr. Chiu then mentions that this is borderline deal fatigue.
25 Ms. Martinez then asked if UOG/ UOG Endowment Foundation was to go to the
26 Bond Market, what would the interest rate be in the financial condition? Mr. John
27 responded that he believes it will be around 3%.

28
29 Ms. Martinez then states her concerns of the interest rate being significantly higher
30 and giving the Government of Guam's financial condition and not having the
31 backing of the Legislature for funding for debt service. Mr. Weigand added that it
32 is disconcerting we were in the middle of the negotiations to find out that the
33 Legislature did not appropriate any funding this year. USDA thinks that it is a sign
34 that the will Legislature will never fund it, but Mr. Weigand believes that the
35 Legislature hit short with the COVID-19 money, they had to cut where they needed
36 to cut, and unfortunately, they cut this funding. Mr. Weigand then added that it is
37 one of the open items UOG is trying to confirm with the Legislature and is still
38 behind this. Mr. Weigand then stated that the start date for the 40 years of annual
39 payments was to start on FY 2015, but Mr. Weigand is asking to reset that date to

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 begin in 2021, so it can run 40 years from now, so UOG is hoping to get a 36-year
2 loan but that was before the election but not it seems like it got off the agenda, but
3 Mr. Weigand is hoping that it is something the Legislature is open to support. Mr.
4 Leon Guerrero asked Mr. Weigand if he foresees any new members under the new
5 administration because they would be more respective? Mr. Weigand responded
6 that he is unsure but feels like it is the people at the top who have been making it
7 complicated. Mr. Weigand added that there might be a few new people looking at
8 this, but he cannot be sure of that. Dr. Leon Guerrero said that the District Director
9 is a political appointee in the various locations to his understanding. Dr. Leon
10 Guerrero then explains that the program is a rural development fund, and they
11 have districts, and to Dr. Leon Guerrero's knowledge, the District Directors are all
12 political appointees.

13
14 Mr. John stated the Bond Market, Guam is around 3.6%, based on what he saw this
15 morning. Mr. John added that it is 1% higher than what the USDA is at; these
16 buildings should have already been up, but USDA has been pushing it to the right
17 for too long, so UOG needs to look at other options to get these buildings up. Mr.
18 Weigand agrees with Mr. John and mentioned that President Krise told the team
19 that this would be the best and final offer. USDA came back with some questions
20 and clarifications, so UOG is trying to get it back to USDA. Ms. Martinez asked Mr.
21 Weigand what the source of the debt service? Mr. Weigand responded that the
22 money is an annual reserve from the Legislature. Mr. Weigand then stated that in
23 FY 2020, it funded the total amounts, but in previous years it was only partial
24 amounts or sometimes zero. Mr. Weigand then added that for FY 2021, it was not
25 in the budget, and that is one of the main reasons why USDA is uncomfortable with
26 being assured of being paid. Ms. Martinez then asked if the Legislature does not
27 budget the money, does the UOG Endowment Foundation and UOG will have to
28 step in? Mr. Weigand stated that it is correct; that is why they want the two years
29 of the pre-funded debt reserves so just in case the Legislature stops funding it. Mr.
30 Weigand then stated that UOG would not move forward if the Legislature does not
31 continue to commit to this funding and have the payments resume in FY 2022. Mr.
32 Leon Guerrero then added to answer Ms. Martinez's question that the funds will be
33 coming from the fuel tax. Ms. Martinez then voices her concerns about UOG and
34 the UOG Endowment Foundation not being able to fund the Legislature years to
35 fund the debt service. Ms. Martinez then asked if the worst-case scenario can UOG
36 & UOG Endowment Foundation handle the funding if the Legislature decides to
37 stop supporting the debt service? Mr. John then asked what UOG and UOG
38 Endowment have been doing as far as naming rights for the buildings on the rooms,
39 labs, etc. Mr. John then mentioned that since this is a need in a significant way, he

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 recommends that we ask those who will benefit from this to raise to the plate and
2 help raise a few Million of these funds.

3
4 President Krise commented on Mr. John's recommendation and stated that the
5 Advisory Board and SENG have been pretty active in seeking companies that are
6 potentially interested in the naming rights and the equipment for labs and create a
7 Maintenance endowment. President Krise stated that there had been some active
8 recruitment of funds for the SENG Building because that is what UOG wants to put
9 on the fast track. President Krise also stated that the SSC has some commitments
10 as well. Ms. Perez informed that SENG already has some room names after some
11 companies, such as Mobil, who committed \$100K in the Capital Campaign during
12 the 60th Anniversary. Ms. Perez then stated the SAME had finished their second
13 commitment for room naming of the faculty offices. Mr. Leon Guerrero was then
14 reminded about Dr. Safa's donation. Ms. Perez is confirmed Mr. Leon Guerrero's
15 statement but informed him that those funds were put towards equipment. Ms.
16 Perez then stated that UOG and UOG have been working together to seek
17 assistance from the Board of Regents and other companies who might be
18 interested in room naming.

19
20 Mr. Leon Guerrero asked what the status is with the contractors for the SENG and
21 SSC? Mr. Weigand stated that the SENG Building contractors have pulled out of the
22 contract, but the contract builders for the SSC are still hanging on and are hoping
23 to start building soon. Ms. Martinez then asked what is the loan amount now? Ms.
24 Perez stated that the revised cost of \$26M, but when the loan was de-obligated in
25 May of 2019, UOG was advised by USDA wants to help UOG with expediting with
26 getting the application through, so they told UOG and UOG Endowment to resubmit
27 with the \$21.7M. Mr. Weigand then stated that it leaves UOG with a tricky spot
28 because another condition that USDA has is a portion of the difference of the
29 \$21.7M and the \$26M that is required to complete the overhaul built (\$3.8B) has
30 to be spent by the UOG first by that construction. Mr. Weigand then confirmed Ms.
31 Perez's statement. Mr. Okada then added that there is an option that if there were
32 an amendment is needed on the contract, UOG would have to initiate it, but it is an
33 option to increase the number, but the \$21.7M was the initial amount requested.

34
35 Next, Ms. Perez informed the Board of the next motion that needed attention is to
36 issue a letter of commitment of financial assistance from UOGEF unrestricted or
37 capital campaign funds to the University of Guam in repaying the USDA loan should
38 be a true an imminent possibility if the Student Success Center and School of
39 Engineering annex being defaulted due to non-payment.

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

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Discussion:

Mr. Leon Guerrero asked Ms. Perez if this is in the form of a loan? Ms. Perez replied, "Yes." Dr. Leon Guerrero asked if USDA required this? Mr. Leon Guerrero replied to Dr. Leon Guerrero that UOG's request a loan to the University of Guam to repay to the University of Guam Endowment Foundation. Ms. Perez confirmed Mr. Leon Guerrero's statement. Ms. Perez then explains to Dr. Leon Guerrero that the University of Guam is requesting this documentation if the Legislature can not pay the loan; UOG does not want to be put in a situation where the buildings default entirely. The University of Guam asks if the UOG Endowment Foundation would be willing to put up some funds to pay, and then the University of Guam would repay the UOG Endowment Foundation. Mr. Weigand stated that USDA presented a long list of terms that the USDA gave the University of Guam and the UOG Endowment Foundation. Mr. Weigand stated that one of the terms already built into the contract is that if the loan payments are not met, USDA can take over the buildings. They want other steps that if they know the predebt reserve is exhausted and USDA has rented all the buildings out and can still get their money back, they are asking for a lien on the endowment the borrower. Mr. Weigand discusses this with the UOG attorney, and he had mentioned that in the original memorandum of agreement that the University had with the endowment to start this up. The University was indemnifying the endowment of any losses from this. Since the University brought this to the endowment asking for help, I was trying to make sure that there would not be a significant negative consequence to the endowment. There's a language that yes, if the USDA ever claims this lien, then the endowment will claim against the University. The UOG attorney said he's working on something to firm that up and make it even more evident.

Mr. Weigand stated that it was in the original MOA between the University of Guam and the endowment foundation. If this is approved, play mobility to come right back at the University and then recoup whatever is taken by USDA. Mr. Weigand stated that he is talking the fine points of a promissory note that he hopes will never see the light of day, but at this stage, USDA is trying to nail down their security.

Motion:

Mr. Leon Guerrero Motion to issue a letter of commitment of financial assistance from UOGEF unrestricted or capital campaign funds to the University of Guam in repaying the USDA loan should there be a true an imminent possibility of the Student Success Center and School of Engineering annex being defaulted due to non-payment.

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 Second: Mr. David John

2 Vote: Unanimous

3
4 **Discussion:**

5 Dr. Leon Guerrero asked Mr. Weigand if there are any plans to amend the public
6 law requirement for the land law that requires the using the buildings. Mr. Weigand
7 stated that he could look at that, but UOG has not had any luck with the Legislature.
8 The Law states explicitly that no money can be used without the bill of the
9 Legislature. Mr. Weigand noted that they could talk to the Legislature about the
10 provisions regarding the Law.

11
12 **B. Land Committee- Mr. John Calvo, Committee Chair**

13 Ms. Perez stated there is only one change, which entails a dispute with the Yona
14 property's neighbor, who is disputing the newly filed map with the Land
15 Management. Mr. Black recently found out the neighbors recently dropped their
16 Attorney, so now he is following up with them to see if they will continue to pursue
17 or drop the pursuit. Mr. Black did not have any information on who their Attorney
18 was at the moment.

19
20 **V. MAJOR DONOR RELATIONS - UPDATES**

21
22 **A. G is for Giving Campaign: Net = \$66,781**

23 Ms. Perez provided the Board with some updates regarding the significant donor
24 relations. Ms. Perez then stated the UOG Endowment Foundations G is for Giving
25 Campaign was held from November 6th to December 31st, and even with the
26 challenges of COVID-19, 80% of Giving Tuesday was from individual donors who
27 donated towards personal endowed scholarships or other funds they wanted to
28 contribute to.

29
30 **B. Bob Salas & Family**

31 Ms. Perez reminds the Board of Mr. Bob Salas and his family are interested in a
32 naming opportunity for a building after a family member, but they would like to
33 make payment via In-Kind Donations. Ms. Perez then stated that on UOG's side,
34 they had put together a proposed policy for In-Kind donations to be accepted for
35 naming opportunities. Ms. Perez noted that they are still working on this
36 proposed policy where a certain percentage of the total donation will be cash and
37 a smaller percentage based on the In-Kind donation. Ms. Perez then stated that
38 the In-Kind donation would have to beat the discretion of UOG and if they need

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 those kinds of In-Kind donations. Ms. Perez said she is unaware of if the draft is
2 ready to go to the Board of Regents, but Ms. Perez saw the draft and made some
3 recommendations.
4

5 Ms. Perez also stated that UOG and UOG Endowment has also reached out to Mr.
6 Bob Salas in hopes he can help donate two containers to be converted into WERI's
7 two offices. The WERI professors are meeting with Mr. Bob Salsa to discuss this
8 further.
9

10 **C. Marjorie Driver Estate & Guam Board of Accountancy**

11
12 Ms. Perez then reminded the Board of the Marjorie Driver Estate and informed
13 them that received the check of over \$393K. Ms. Perez then stated that since this
14 is a very sizable donation, she is working with President Krise and Mr. Analista to
15 put together a memorial for Ms. Driver with the assistance of the MARC staff
16 members.
17

18 Ms. Perez then mentioned that in 2020 GBOA was not able to donate but as of
19 this month, UOGEF just received a \$300K donation from GBOA and has been
20 deposited into the GBOA account.
21

22 **D. Solicitations for Sponsorships**

23
24 Ms. Perez informed the Board that since we are still in PCOR2, the UOG
25 Endowment Team will be doing virtual events such as a Virtual Scavenger Hunt, a
26 Virtual 5K, Virtual Sip & Paint event, and a 50/40/10 raffle. Ms. Perez then stated
27 that these events would begin in March and go over into April 2021.
28

29 Ms. Perez then informed the Board that UOG Endowment Foundation is seeking
30 sponsorships for two events. The first one is for the Triton Esports team, and the
31 second event is for the Marine Lab's 50th anniversary. Dr. Raymundo and her
32 team have chosen to have a Gala for their event, so the UOG Endowment Team
33 has been working to help secure some sponsorships for the Gala and assist the
34 seeking sponsorships for their 50th Anniversary Book. This book entails 50 years'
35 worth of various research that they have done over the years.
36

37 Lastly, Ms. Perez stated that with the COVID-19 vaccines being held at UOG Field
38 house, one main concern was that to the Endowment Foundations, attention is
39 that they did not have food to feed the volunteers. UOG and UOG Endowment

UOG Endowment Foundation
Regular Board Meeting
Tuesday, February 02, 2021
Zoom.us/UOG Endowment Foundation
Mangilao, Guam

1 have been working together to find vendors who are willing to donate food items
2 for the volunteers.

3

4

E. Executive Session

5

The Board of Directors reserve the right to move into Executive Session at any time during
6 the meeting.

6

7

8

F. Announcements and Adjournment

9

No Announcements

10

11

The 1st 2021 Meeting of the Board of Directors was adjourned at 5:30 pm on Tuesday, February
12 03, 2021.

12

13

14

15

AFFIRMED/APPROVED ON:

16

17

18

wp leon guerrero

19

wp leon guerrero (Jun 7, 2021 08:31 GMT+10)

20

Dr. Wilfred P. Leon Guerrero

21

CHAIRMAN

22

23

ATTESTED BY:

24

25

26

Thomas Krise

27

Thomas Krise (Jun 5, 2021 19:58 GMT+10)

28

Dr. Thomas W. Krise

29

EXECUTIVE SECRETARY










2021-02 BOD Resolution (WERI BOG Ckg)

Final Audit Report

2021-06-06

Created:	2021-06-04
By:	Katrina Perez (katrina@uogendowment.org)
Status:	Signed
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