

**I MINA'TRENTAI OCHO NA LIHESLATURAN GUÁHAN
RESOLUTIONS**

Resolution No.	Sponsor	Title	Date Intro	Date of Presentation	Date Adopted	Date Referred	Referred to	PUBLIC HEARING DATE	DATE AUTHORS REPORT FILED	NOTES
39-38 (COR)	Committee on Rules	RELATIVE TO AUTHORIZING THE LEGISLATIVE COUNSEL OR OTHER RETAINED COUNSEL, TO REPRESENT I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN IN THE SUPERIOR COURT OF GUAM IN GOVERNMENT OF GUAM, ET.AL. V. CORETECH INTERNATIONAL CORPORATION, CIVIL CASE CV1198-18; AND SUPREME COURT OF GUAM IN CVA024-007.	4/3/25 4:29 p.m.		4/4/25 10:04 a.m.					

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

Resolution No. 39-38 (COR)

Introduced by:

Committee on Rules

RELATIVE TO AUTHORIZING THE LEGISLATIVE COUNSEL OR OTHER RETAINED COUNSEL, TO REPRESENT *I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN* IN THE SUPERIOR COURT OF GUAM IN GOVERNMENT OF GUAM, ET.AL. V. CORETECH INTERNATIONAL CORPORATION, CIVIL CASE NO. CV1198-18; AND THE SUPREME COURT OF GUAM IN CVA024-007.

1 **BE IT RESOLVED BY THE COMMITTEE ON RULES OF *I***
2 ***MINA'TRENTAI OCHO NA LIHESLATURAN GUÁHAN*:**

3 **WHEREAS**, the government of Guam (GovGuam) commenced suit in
4 *Government of Guam and Guam Waterworks Authority v. CoreTech International*
5 *Corporation and Younex Enterprises Corporation*, Civil Case No. CV1198-18; and the
6 Supreme Court of Guam Appeal Case CVA024-007, against CoreTech International
7 Corporation (CoreTech) and Younex Enterprises Corporation (Younex) on December
8 17, 2018. In its suit, GovGuam petitioned the court to cancel and amend certain
9 Certificates of Title issued to CoreTech and/or Younex Enterprises. On March 25, 2019,
10 the Guam Waterworks Authority (GWA) moved to intervene, and subsequently filed
11 its Petition to Quiet Title on April 17, 2019; and

1 **WHEREAS**, this case involves a dispute between the parties as to the rightful
2 owner of Lot AL-002 or a portion of Lot AL-002 and the Northern District Wastewater
3 Treatment Plant (NDWWTP) based on a series of conveyances and the legal effect of
4 those conveyances; and

5 **WHEREAS**, CoreTech argues that the 1997 Grant Deed conveys an easement to
6 the NDWWTP but not the Plant property itself. GWA argues it acquired title to the
7 NDWWTP property, not just the easement, from the 1997 Grant Deed; and

8 **WHEREAS**, on August 14, 2023, the court issued its Decision and Order Re:
9 CoreTech International Corporation's Motion to Dismiss and Motion for Summary
10 Judgment and Guam Waterworks Authority's Second Motion for Summary Judgment
11 holding: (1) the 1997 Grant Deed from GovGuam to GWA included the property on
12 which the NDWWTP sits; (2) GWA received title in 2001 when the federal government
13 conveyed title to GovGuam; (3) GovGuam granted GWA fee simple determinable title
14 in the 1996 [sic] Grant Deed; (4) the 1997 Grant Deed required GWA to complete real
15 estate survey requirement maps, but GWA failed to complete the maps within an
16 extended timeframe; (5) the After-Acquired Title Doctrine applies to CoreTech's
17 predecessors, and thus, to CoreTech; (6) the Land Title Registration Act protects
18 CoreTech; and (7) the Law of the Case Doctrine does not preclude the court from
19 reaching these conclusions; and

20 **WHEREAS**, following the court's August 14, 2023 Decision and Order, GWA
21 and CoreTech filed Motions for Reconsideration and GovGuam filed a Request for
22 Ruling. On April 16, 2024, the court denied reconsideration and further clarified its
23 August 14, 2023 findings stating that the court (1) intends to resolve the title and
24 ownership issues before turning its attention to potentially amending and cancelling

1 Certificates of Title; (2) the court did not determine the Certificates of Title relied upon
2 were evidence of CoreTech’s ownership; and (3) the court set a status hearing for May
3 15, 2024 to discuss the next phase of the case; and

4 **WHEREAS**, the Committee on Rules of *I Mina'trentai Ocho na Liheslaturan*
5 *Guåhan* does hereby, on behalf of *I Liheslaturan Guåhan*, intend to file an *Amicus*
6 *Curiae* or a Motion to Intervene in the instant litigation to assert *I Liheslaturan*
7 *Guåhan's* position relating to the requirement of Legislative approval for the
8 conveyance of property belonging to the government of Guam and its effect on the
9 purported conveyances in this case; now therefore, be it

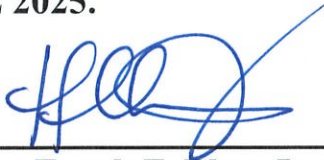
10 **RESOLVED**, that the Chairperson of the Committee on Rules of *I Mina'trentai*
11 *Ocho na Liheslaturan Guåhan* is authorized to retain, on behalf of *I Liheslaturan*
12 *Guåhan*, such legal counsel as he or she may deem necessary and appropriate to
13 represent the interests of *I Liheslaturan Guåhan* in the aforementioned litigation; and
14 be it further

15 **RESOLVED**, that the Chairperson of the Committee on Rules of *I Mina'trentai*
16 *Ocho na Liheslaturan Guåhan* is authorized to negotiate a contract for legal services
17 for no more than Sixty-five Thousand Dollars (\$65,000) to be expended from *I*
18 *Liheslaturan Guåhan's* Central Operations Fund for legal fees and costs in this matter
19 and shall be paid pursuant to submitted monthly legal billings not to exceed a combined
20 total of Sixty-five Thousand Dollars (\$65,000); and be it further

21 **RESOLVED**, that the Speaker and the Chairperson of the Committee on Rules
22 certify, and the Legislative Secretary attest to, the adoption hereof, and that copies of
23 the same be thereafter transmitted to the members of *I Mina'trentai Ocho na*

- 1 *Liheslaturan Guáhan*; to Mrs. Joann G. Camacho, Executive Director of *I Liheslaturan*
- 2 *Guáhan*; and to Ms. Agnes Cruz, Chief Fiscal Officer of *I Liheslaturan Guáhan*.

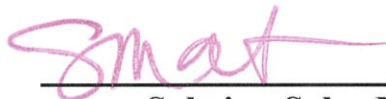
**DULY AND REGULARLY ADOPTED BY THE COMMITTEE ON RULES OF
I MINA'TRENTAI OCHO NA LIHESLATURAN GUÁHAN ON THE 7TH DAY OF
APRIL 2025.**



Frank F. Blas, Jr.
Speaker



Christopher M. Dueñas
Acting Chairperson, Committee on Rules



Sabrina Salas Matanane
Legislative Secretary



COMMITTEE ON RULES
VICE SPEAKER V. ANTHONY ADA, CHAIRPERSON
I Mina'trentai Ocho Na Liheslaturan Guahan
 38th Guam Legislature

COMMITTEE VOTE SHEET

Resolution No. 39-38 (COR) - Committee on Rules - "RELATIVE TO AUTHORIZING THE LEGISLATIVE COUNSEL OR OTHER RETAINED COUNSEL, TO REPRESENT I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN IN THE SUPERIOR COURT OF GUAM IN GOVERNMENT OF GUAM, ET.AL. V. CORETECH INTERNATIONAL CORPORATION, CIVIL CASE CV1198-18; AND SUPREME COURT OF GUAM IN CVA024-007."

	INITIAL	DATE	TO ADOPT	TO NOT ADOPT	TO ABSTAIN
Vice Speaker V. Anthony Ada Chairperson		4/5/25	✓		
Senator Christopher M. Dueñas Vice Chairperson	E-VOTE	4/4/25	✓		
Speaker Frank F. Blas, Jr. Member	E-VOTE	4/4/25	✓		
Legislative Secretary Sabrina Salas Matanane Member	E-VOTE	4/4/25	✓		
Senator Vincent A.V. Borja Member	E-VOTE	4/4/25	✓		
Senator Shelly Calvo Member	E-VOTE	4/4/25	✓		
Senator Eulogio Shawn Gumataotao Member		4/4/25	✗		
Senator Jesse Anderson Lujan Member	E-VOTE	4/4/25			✓
Senator Telo Teresa Taitague Member	E-VOTE	4/4/25	✓		
Senator Tina Rose Muña Barnes Minority Member					
Senator Joe S. San Agustin Minority Member	E-VOTE	4/4/25	✓		
For Sponsor's Office Use Only					
Sponsor Signature:					
Staff Contact Person: Kamarin Nelson					
For COR/Clerk's Office Use Only					
9 Certified 1 Returned					
Name: Jennnalyn-Rose Aflague					
Date: April 4, 2025 at 10:04 a.m.					
Notes:					