

**Frank Blas – REPUBLICAN
GUAM ASSOCIATION OF REALTORS® (GAR)
Legislative Candidate Interview
Vying For Election to The 36th Guam Legislature**

A. Real Estate Industry Related

1. The Governor's office has upgraded the classification of the real estate industry as an essential service during COVID-19 "Condition of Readiness" operating restrictions. However, Government of Guam agencies that are part and parcel of the real estate industry remain either closed or inactive. (The real estate industry encompasses private sector real estate activities as well as Government of Guam agencies that are involved in the processing of real estate transactions including taxation, recordation, land management interaction, construction and land use permitting, building inspections, building occupancy and document recordation.).

Will you support the preparation and passage of legislation to classify the whole of the real estate industry encompassing both the private sector and related Government of Guam agencies as TRUE ESSENTIAL SERVICES?

The difficulty in determining what agencies and industries are essential in times of disaster or state of emergency is that the events are not the same. A statute that determines what the essential services are in a given emergency should be flexible enough to include or remove what entities are necessary to operate during the event.

2. The Guam Land Use Commission (GLUC) application processing system has been rendered inactive by GovGuam COVID restrictions since March 2020 with no apparent urgency to restore the system to full operation. The estimated value of development projects currently awaiting Department of Land Management and GLUC-related action since March is nearly \$2 billion.

Will you support the classification of the GLUC application processing system (critical to improving Guam's economic well-being) as an essential service during the COVID-19 Condition of Readiness operating restrictions?

As stated in my previous answer, this determination should be flexible enough to meet the needs of the response. Furthermore, the question wasn't specific to identify what level of the Condition of Readiness you are concerned with (1,2,3, or 4). The answer to the question will obviously differ with each level.

B. General Government

1. Will you support the creation, introduction and passage of a bill to change the operation of the Guam Legislature from full time to part time?

Yes

2. Will you support the repeal of the 1% increase in the Business Privilege Tax/Gross Receipt Tax rate, i.e. restoring the BPT/GRT rate to 4%?

Yes

3. Are you in favor of increasing taxes and/fees to deal with Government of Guam revenue shortfall caused by COVID-19 imposed restrictions on private sector business operations?

No

4. Will you support a significant reduction in Government of Guam expenditures including payroll during COVID-19 lockdown and PCOR2 periods in order to keep the Government solvent?

The use of significant causes concern to answer yes or no.

5. Are you in favor of increasing the local minimum wage and Why?

No. I believe in less government and in this instance, I believe that the market should determine the wages.

6. Are you in favor of reducing taxes and fees to assist in the start of small businesses and in maintaining their viability?

Yes

7. What functions of the Government of Guam do you believe should be privatized?

While I believe that there are opportunities to streamline and combine functions, it would be premature to provide specifics until the proper assessments are made.

8. Are you in support of the impending military buildup and the Marine relocation?

With caution, Yes.