BOARD OF COMMISSIONERS
REGULAR CALLED MEETING

Twin Arrows Casino Resort
Trucker’s Lounge
Twin Arrows, AZ

March 23, 2019
2:00 p.m.

AGENDA

I. CALL TO ORDER; ROLL CALL, INVOCATION; ANNOUNCEMENTS.

ROLL CALL: (P – Present, L – Late, A – Absent, T – Teleconference)
- Kris O. Beecher, Chairman, Tenant/Homebuyer Representative
- Sean McCabe, Secretary/Treasurer, Certified Public Accountant Professional Rep.
- Frankie C. Lee, Member, Licensed Professional Engineer Representative
- Kerrie L. Begaye, Member, Tenant/Homebuyer Representative

II. RECOGNIZE GUESTS AND VISITING OFFICIALS

III. REVIEW AND ADOPT AGENDA
Review Agenda
(M): ____ (S): ____ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Adopt Agenda
(M): ____ (S): ____ AYES: ___ NAYES: ___ ABSTENTIONS: ___

IV. REVIEW AND ADOPT MINUTES - (TAB 1)
1. Minutes of the BOC Regular Called Meeting – March 7, 2019
DCSD Conference Room #116, Fort Defiance, AZ
Review Minutes:
(M): ____ (S): ____ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Adopt Minutes:
(M): ____ (S): ____ AYES: ___ NAYES: ___ ABSTENTIONS: ___

V. NHA REPORTS
1. NHA Executive Report – Craig Dougall, CEO - (TAB 2)
3. Administrative Branch Report – Terryllyn Cook, Acting CAO – (TAB 4)
Review Reports:
(M): ____ (S): ____ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Adopt Reports:
(M): ____ (S): ____ AYES: ___ NAYES: ___ ABSTENTIONS: ___

VI. REVIEW & APPROVE RESOLUTIONS
1. **NHA-4872-2019**: Approving the Navajo Housing Authority Transfer of Its Interest in Homes and Recommending to the Navajo Nation President the Assignment of a Leasehold Interest to Homebuyers of the Mutual Help Homeownership Program: TtecNosPos AZ, AZ12-84 (1); Tuba City AZ, AZ12-143 (1); Round Rock AZ, AZ12-153 (2); Coyote Canyon NM, NM15-97(1). (TAB 5)
   Review Resolution NHA-4872-2019:
   Adopt Resolution NHA-4872-2019:

2. **NHA-4873-2019**: Approving the Use of Non-Program Income for the Establishment of the FY 2019 Navajo Housing Authority Annual Meeting Activities in the Amount of $100,000. (TAB 6)
   Review Resolution NHA-4873-2019:
   Adopt Resolution NHA-4873-2019:

3. **NHA-4874-2019**: Approving the Award of a Construction Contract to Souers Construction, Inc. for the Modernization of Projects AZ12-301, Chilchinbeto, Arizona in the Amount Not to Exceed Two Million Four Hundred Thousand Dollars and Zero Cents ($2,400,000.00). (TAB 7)
   Review Resolution NHA-4874-2019:
   Adopt Resolution NHA-4874-2019:

4. **NHA-4875-2019**: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the Lukachukai Project. (TAB 8)
   Review Resolution NHA-4875-2019:
   Adopt Resolution NHA-4875-2019:

5. **NHA-4876-2019**: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the Shonto Project. (TAB 9)
   Review Resolution NHA-4876-2019:
   Adopt Resolution NHA-4876-2019:

6. **NHA-4877-2019**: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the To'hajiilee Project. (TAB 10)
   Review Resolution NHA-4877-2019:
   Adopt Resolution NHA-4877-2019:

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(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

7. NHA-4878-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the Rock Springs Project. (TAB 11) Review Resolution NHA-4878-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____
Adopt Resolution NHA-4878-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

8. NHA-4879-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the Forest Lake Project. (TAB 12) Review Resolution NHA-4879-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____
Adopt Resolution NHA-48759-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

9. NHA-4880-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the Window Rock Project. (TAB 13) Review Resolution NHA-4880-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____
Adopt Resolution NHA-4880-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

10. NHA-4881-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the LeChee Project. (TAB 14) Review Resolution NHA-4881-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____
Adopt Resolution NHA-4881-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

11. NHA-4882-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Develop the Steamboat Project. (TAB 15) Review Resolution NHA-4882-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____
Adopt Resolution NHA-4882-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

12. NHA-4883-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Financial Officer to Acquire the Casamera Apartment Complex in Gallup, NM. (TAB 16) Review Resolution NHA-4883-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____
Adopt Resolution NHA-4883-2019:
(M): ____ (S): ____ AYES: ____ NAYES: ____ ABSTENTIONS: ____

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13. **NHA-4884-2019:** Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Financial Officer to Acquire the Chuska Apartment Complex in Gallup, NM. (TAB 17)  
Review Resolution NHA-4884-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  
Adopt Resolution NHA-4884-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  

14. **NHA-4885-2019:** Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Financial Officer to Acquire the Netherwood Apartment Complex in Albuquerque, NM. (TAB 18)  
Review Resolution NHA-4885-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  
Adopt Resolution NHA-4885-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  

15. **NHA-4886-2019:** Ratifying and Approving the NHA's Purchase of the Lexington Hotel in Gallup, New Mexico (TAB 19)  
Review Resolution NHA-4886-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  
Adopt Resolution NHA-4886-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  

16. **NHA-4887-2019:** Accepting the Transfer of the Bee Hooghlan Shelter Foundation's Housing Project with 36 NAHASDA Funded Units Located in Kaibeto, Arizona and Authorizing the Use of Non-Program Income Funds for a Waterline Extension. (TAB 20)  
Review Resolution NHA-4887-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  
Adopt Resolution NHA-4887-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  

17. **NHA-4888-2019:** Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Demolish and Re-develop and/or Refurbish 107 Units in Chinle AZ, AZ12-03. (TAB 21)  
Review Resolution NHA-4888-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  
Adopt Resolution NHA-4888-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  

18. **NHA-4889-2019:** Approving and Directing the Navajo Housing Authority's Chief Executive Officer and Chief Operating Officer to Immediately Pursue the Creation of a Sweat Equity Construction Project and a Force Account Construction Project. (TAB 22)  
Review Resolution NHA-4889-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  
Adopt Resolution NHA-4889-2019:  
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___  

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19. NHA-4890-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and NHA Management to Reduce or Eliminate Barriers to Navajo Contractors on NHA Construction Projects. (TAB 23)
Review Resolution NHA-4890-2019:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Adopt Resolution NHA-4890-2019:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___

20. NHA-4891-2019: Approving the Amendment of the NHA Voluntary Buy-Out Plan to Include Terminally Ill Employees and Use for Employees, as Settlement Terms for Pending Litigations in Personnel Actions. (TAB 24)
Review Resolution NHA-4891-2019:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Adopt Resolution NHA-4891-2019:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___

21. NHA-4892-2019: Approving and Directing the Navajo Housing Authority's Chief Executive Officer and NHA Management to Immediately Pursue the Construction of a Multi-Purpose Center for Kayenta. (Handout)
Review Resolution NHA-4892-2019:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Adopt Resolution NHA-4892-2019:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___

VII. EXECUTIVE SESSION (For the Good of the Order)
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___
Exit Executive Session:
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___

VIII. OTHER BUSINESS
1. BOC Regular Called Meeting – April 18, 2019 @ 9:00 am
DCSD Conf. Room #116, Fort Defiance, AZ

IX. BENEDICTION

X. ADJOURNMENT
(M): ___ (S): ___ AYES: ___ NAYES: ___ ABSTENTIONS: ___

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