

BOARD OF COMMISSIONERS REGULAR CALLED MEETING

NHA Central Office
Conference Room
Window Rock, AZ

November 21, 2019
5:00 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
- ___ Derrith Watchman-Moore, Vice Chairwoman, Business Mgmt. Professional Rep.
- ___ Kerrie L. Begaye, Secretary, Tenant/Homebuyer Representative
- ___ Frankie C. Lee, Treasurer, Licensed Professional Engineer 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 – October 26, 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

Review Reports:

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

1. Executive Report – Dwayne Waseta, Interim CEO (TAB 2)
2. Operations Report – Ernest Franklin, Jr., Interim COO – (TAB 3)
3. Administrative Branch Report – Terrilynn Cook, CAO – (TAB 4)
4. Financial Services Branch – Cathy Long, CFO (TAB 5) (Executive Session)

Adopt Reports:

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

VI. REVIEW & APPROVE RESOLUTIONS

1. **NHA-4939-2019:** Approving the Award of a Construction Contract to Arviso Construction Company, Inc. for the Demolition and Re-Build of (20) Public Rental Residential Units Located at Project NM15-044, Little Water, New Mexico in the Amount Not to Exceed Six Million Five Hundred Thousand Dollars and Zero Cents (\$6,500,000.00). **(TAB 6)**

Review Resolution NHA-4939-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4939-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

2. **NHA-4940-2019:** Approving the Disposition of Navajo Housing Authority Excess Property with a Book Value of \$190.98. **(TAB 7)**

Review Resolution NHA-4940-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4940-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

3. **NHA-4941-2019:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program: Lukachukai AZ, AZ12-152 (1); Ganado AZ, AZ12-174 (1); Shiprock NM, NM15-99 (1). **(TAB 8)**

Review Resolution NHA-4941-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4941-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

4. **NHA-4942-2019:** Approving the Navajo Housing Authority Release of Its Interest of the Home in the Mutual Help Homeownership Program: Nazlini AZ, AZ12-196 (1). **(TAB 9)**

Review Resolution NHA-4942-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4942-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

5. **NHA-4943-2019:** 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: Thoreau NM, NM15-68 AKA NM15-680 (1); Churchrock NM, NM15-78 (1); Mariano Lake NM, NM15-98 AKA NM15-982 (1). **(TAB 10)**

Review Resolution NHA-4943-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4943-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

6. **NHA-4944-2019:** 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: Tuba City AZ, AZ12-139 (1); Crownpoint NM, NM15-68 AKA NM15-682 (1); Ojo Encino NM, NM15-93 (2); Crownpoint NM, NM15-129 (2). **(TAB 11)**

Review Resolution NHA-4944-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4944-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

7. **NHA-4945-2019:** 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: Steamboat AZ, AZ12-123 (1); Fort Defiance AZ, AZ12-136 (1); Dilcon AZ, AZ12-541 AKA AZ12-154 (2); Round Rock AZ, AZ12-153 (2); Ganado AZ, AZ12-154 (1); Greasewood AZ, AZ12-156 (1); Round Rock AZ, AZ12-158 (1); Greasewood AZ, AZ12-166 (1); Becenti NM, NM-60 (1). **(TAB 12)**

Review Resolution NHA-4945-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4945-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

8. **NHA-4946-2019:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program: Teesto AZ, AZ12-162 (1); Ganado AZ, AZ12-174 (1); Tuba City AZ, AZ12-174 (1); Chinle AZ, AZ12-180 (1); Whippoorwill AZ, AZ12-190 (1); Coyote Canyon NM, NM15-136 (1); Nenahnezad NM, NM15-139 (1); Shiprock NM, NM15-155 (1); Pinedale NM, NM15-312 (1); Ramah NM, NM15-313 (1). **(TAB 13)**

Review Resolution NHA-4946-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4946-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

9. **NHA-4947-2019:** 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: Fort Defiance AZ, AZ12-136 (4); Dilcon AZ, AZ12-146 (1); Whitecone AZ, AZ12-165 (1); Shiprock NM, NM15-112 (1); Crownpoint NM, NM15-129 (2); Red Mesa UT, UT05-005 (1). **(TAB 14)**

Review Resolution NHA-4947-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

Adopt Resolution NHA-4947-2019:

(M): ___ **(S):** ___ **AYES:** ___ **NAYES:** ___ **ABSTENTIONS:** ___

VII. EXECUTIVE SESSION (For the Good of the Order)

Executive Session

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

Exit Executive Session

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

VIII. OTHER BUSINESS

1. BOC Regular Called Meeting – December 19, 2019 @ 9:00 am
DCSD Conf. Room #116, Fort Defiance, AZ

IX. BENEDICTION

X. ADJOURNMENT

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