

NHA Hooghan—Center of Family Growth, Strength and Beauty **NAVAJO HOUSING AUTHORITY**

BOARD OF COMMISSIONERS REGULAR CALLED MEETING

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/787417381>

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United States: +1 (312) 757-3121

Access Code: 787-417-381

October 31, 2020

9:00 a.m.

AGENDA

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

ROLL CALL: (*P – Present, L – Late, A – Absent, T – Teleconference*)

- Kerrie L. Begaye, Chairwoman, Tenant/Homebuyer Representative
 Frankie C. Lee, Vice Chairman, Licensed Professional Engineer Representative
 Derrith Watchman-Moore, Secretary/Treasurer, Business Mgmt. Professional Rep.

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 Meeting – September 25, 2020
Via Teleconference

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. Tom O'Halleran, U.S. Representative, AZ 1st District
2. Executive Report – Frank Dayish, CEO (TAB 2)
3. Operations Report – Dwayne Waseta, COO (TAB 3)

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4. Administrative Branch Report – Terrilynn Cook, CAO (TAB 4)
5. Financial Services Branch – Cathy Long, CFO (Executive Session) (TAB 5)

Adopt Reports:

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

VI. REVIEW & APPROVE RESOLUTIONS

RECALL Resolution NHA-4986-2020

1. **NHA-4986-2020:** Amending the Board of Commissioners By-Laws

MOTION: Commissioner Frankie Lee motioned to Table Resolution NHA-4986-2020, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 2 in Favor, 0 Opposed, 1 Abstention. (TAB 6)

Recall Resolution NHA-4986-2020

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

Adopt Resolution NHA-4986-2020

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

2. **NHA-4989-2020:** Amending Resolution NHA-4636-2016 to Correct the Homeowners Name on Exhibit "A" as Andrew L. & Janice Yvonne Benally to Andrew L. & Janice Benally Located at NM15-70 AKA NM15-700 #10 in Becenti, NM. (TAB 7)

Review Resolution NHA-4989-2020:

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

Adopt Resolution NHA-4989-2020

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

3. **NHA-4990-2020:** 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: LeChee AZ, AZ12-106 AKA AZ12-602 (1); Whippoorwill AZ, AZ12-130 (1); Tuba City AZ, AZ12-143 (1); Dilcon AZ, AZ12-146 (1); Dilcon AZ, AZ12-154 AKA AZ12-541 (1); Whippoorwill AZ, AZ12-155 (1); Greasewood AZ, AZ12-156 (1); Nazlini AZ, AZ12-163 (1); Whitecone AZ, AZ12-165 (1); Greasewood AZ, AZ12-166 (1); Coalmine Mesa AZ, AZ12-169 (1); Mariano Lake NM, NM15-64 AKA NM15-641 (1); Standing Rock NM, NM15-101 (1); Naschitti NM, NM15-102 (1); Casamero Lake NM, NM15-103 (1); Shiprock NM, NM15-112 (1); Sheepsprings NM, NM15-113 (2); Naschitti NM, NM15-113 AKA NM15-311 (3); Dalton Pass NM, NM15-115 (2); Crownpoint NM, NM15-119 (1); Red Valley (Mitten Rock) NM, NM15-122 (1); Tohajiilee NM, NM15-132 (1). (TAB 8)

Review Resolution NHA-4990-2020

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

Adopt Resolution NHA-4990-2020

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

4. **NHA-4991-2020:** Approving the Use of Non-Program Income in the Total Amount of Two Hundred Fifty-Five Dollars and 98 Cents (\$255.98) to Cover the Lodging Overage Above the Federal Government Services Administration for an Approved NHA Safety Training Session for NHA Staff, March 8-12, 2020. (TAB 9)

Review Resolution NHA-4991-2020

Safety First

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

Adopt Resolution NHA-4991-2020

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

5. **NHA-4992-2020:** Approving the Award of a Construction Contract to Yellowman/Evans Construction, LLC a Joint Venture, for the New Home Ownership Scattered Site Development at 16 Locations in Arizona and New Mexico in the Amount Not to Exceed Five Million Seven Hundred Twenty-Five Thousand Eight Hundred Sixty-Seven Dollar and Zero Cents (\$5,725,867.00). **(TAB 10)**

Review Resolution NHA-4992-2020

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

Adopt Resolution NHA-4992-2020

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

6. **NHA-4993-2020:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$2,168.10. **(TAB 11)**

Review Resolution NHA-4993-2020

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

Adopt Resolution NHA-4993-2020

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

7. **NHA-4994-2020:** Approving the Use of Non-Program Income in the Total Amount of Three Hundred Seventy-Five Dollars (\$375.00) to Cover the Deposit for an Approved NHA Realty and Title Department and Land Surveying Department Strategic Session for NHA Staff on September 11-13, 2019. **(TAB 12)**

Review Resolution NHA-4994-2020

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

Adopt Resolution NHA-4994-2020

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

8. **NHA-4995-2020:** Approving the Award of a Design Build Construction Contract to Souers Construction, Inc. for the Exterior Renovation at AZ12-003 Chinle, Arizona the Guaranteed Maximum Price of Eight Million, Eleven Thousand Dollars (\$8,011,000.00). **(TAB 13)**

Review Resolution NHA-4995-2020

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

Adopt Resolution NHA-4995-2020

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

9. **NHA-4996-2020:** Approving the Fiscal Year 2021 Navajo Nation Indian Housing Plan for the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) Indian Housing Block Grant (IHBG) Funding and Requesting Approval by the Resources and Development Committee of the Navajo Nation Council. **(TAB 14)**

Review Resolution NHA-4996-2020

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

Adopt Resolution NHA-4996-2020

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

**10. NHA-4997-2020: Releasing the Setanta Report to Navajo Housing Authority.
(TAB 15)**

Review Resolution NHA-4997-2020

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

Adopt Resolution NHA-4997-2020

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

**11. NHA-4998-2020: Accepting and Approving the Navajo Housing Authority's
Wipfli, LLP Corrective Action Plan. (TAB 16)**

Review Resolution NHA-4998-2020

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

Adopt Resolution NHA-4998-2020

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

**12. NHA-4999-2020: Approving and Replacing Selected NHA Officials and
Employees to Serve as Authorized Signatories on Navajo Housing Authority's Bank Accounts.
(TAB 17)**

Review Resolution NHA-4999-2020

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

Adopt Resolution NHA-4999-2020

(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: ___

VII. OTHER BUSINESS

1. BOC Regular Called Meeting – November 19, 2020 @ 9:00 am
VIA Teleconference

IX. BENEDICTION

X. ADJOURNMENT

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