



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

**BOARD OF COMMISSIONERS
REGULAR CALLED MEETING**

VIA Teleconferencing

Call in Number: (605) 475-4000 - Access Code: 968910#

December 19, 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
2. Minutes of the BOC Regular Meeting – October 31, 2020
Via GoTo and 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. Executive Report – Frank Dayish, CEO (TAB 2)
2. Operations Report – Dwayne Waseta, COO (TAB 3)
3. Administrative Branch Report – Terrilynn Cook, CAO (TAB 4)
4. Financial Services Branch – Cathy Long, CFO (Executive Session) (TAB 5)

Adopt Reports:

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

VI. REVIEW & APPROVE RESOLUTIONS

RECALL Resolution NHA-4996-2020

1. **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 6)**

Recall Resolution NHA-4996-2020

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

Review Resolution NHA-4996-2020

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

Adopt Resolution NHA-4996-2020

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

2. **NHA-5000-2020:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$270,24. **(TAB 7)**

Recall Resolution NHA-5000-2020

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

Adopt Resolution NHA-5000-2020

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

3. **NHA-5001-2020:** Approving the Navajo Housing Authority's Nullification and Release of Collateral Assignment of Homesite Lease's for Participation in the Mutual Help Homeownership Program; Shiprock NM, NM15-136 (1); Cudei NM, NM15-136 (2). **(TAB 8)**

Review Resolution NHA-5001-2020:

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

Adopt Resolution NHA-5001-2020

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

4. **NHA-5002-2020:** Approving the Navajo Housing Authority's Nullification and Release of Collateral Assignment of Homesite Lease's for Participation in the Mutual Help Homeownership Program; Tuba City AZ, AZ12-184 (1); Tuba City AZ, AZ12-905 (1). **(TAB 9)**

Review Resolution NHA-5002-2020

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

Adopt Resolution NHA-5002-2020

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

5. **NHA-5003-2020:** Approving the Award of a Construction Contract to Souers Construction, Inc. for the Exterior Upgrades for 40 Public Rental Units Located at Project AZ12-141, White Cone; AZ12-160, AZ12-163 and AZ12-843, Nazlini; and AZ12-080 Many Farms, Arizona in the Amount Not to Exceed One Million Eight Hundred Eighty Thousand Dollars (\$1,880,000.00). **(TAB 10)**

Review Resolution NHA-5003-2020

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

Adopt Resolution NHA-5003-2020

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

6. **NHA-5004-2020:** Approving the Fiscal Year 2021 Operating and Capital Budget of the Navajo Housing Authority in the Total Amount of Twenty-Nine Million, Seventy-Seven Thousand, Eight Hundred Fifteen Dollars (\$29,077,815), the Use of Non-Program Income for Certain Non-Allocable Activities in the Total Amount of One Million, Five Hundred Twenty-Six Thousand, Ninety Dollars(\$1,526,090), and the Use of Other Sources of Funding in the Total Amount of Four Million, Three Hundred Twenty-Five Thousand, Nineteen Dollars (\$4,325,019). (TAB 11)

Review Resolution NHA-5004-2020

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

Adopt Resolution NHA-5004-2020

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

7. **NHA-5005-2020:** Approving the Award of a Construction Contract to Souers Construction, Inc. for the Exterior Upgrades for 41 Public Rental Units Located at Project AZ12-043, Tuba City, Arizona in the Amount Not to Exceed Two Million Fifty Thousand Dollar (\$2,050,000.00). (TAB 12)

Review Resolution NHA-5005-2020

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

Adopt Resolution NHA-5005-2020

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

8. **NHA-5006-2020:** Approving the Amendments to the Coronavirus (COVID-19) Return to Work Policy and Procedures. (TAB 13)

Review Resolution NHA-5006-2020

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

Adopt Resolution NHA-5006-2020

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

9. **NHA-5007-2020:** Amending the Equity Reserve Accounts Policies and Procedures. (TAB 14)

Review Resolution NHA-5007-2020

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

Adopt Resolution NHA-5007-2020

(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 – January 21, 2021 @ 9:00 am

VIA Teleconference

IX. BENEDICTION

X. ADJOURNMENT

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