

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

BOARD OF COMMISSIONERS REGULAR CALLED MEETING

**Development & Construction Services Division
Conference Room #116
Fort Defiance, AZ**

**August 24, 2019
9:00 a.m.**

MINUTES

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

A Regular Called Meeting of the Board of Commissioners of the Navajo Housing Authority was held on Saturday, August 24, 2019. The Meeting was called to order by Board of Commissioner Chairman, Kris Beecher at 9:20 am., at the Development & Construction Services Division Conference Room #116, in Fort Defiance, AZ.

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

Kris O. Beecher, Chairman, Tenant/Homebuyer Representative (Present)

Derrith Watchman-Moore, Vice Chairwoman, Business Mgmt. Professional Rep.
(Present)

Kerrie L. Begaye, Secretary, Tenant/Homebuyer Representative (Present)

Frankie C. Lee, Treasurer, Licensed Professional Engineer Representative (Present)

Invocation: Ernest Franklin, Jr.

II. RECOGNIZE GUESTS AND VISITING OFFICIALS

III. REVIEW AND ADOPT AGENDA

Review Agenda

MOTION: Commissioner Frankie Lee motioned to Review the Agenda, seconded by Commissioner Kerrie Begaye, with amending the agenda as requested by Commissioner Derrith Watchman-Moore, under Resolution review number 2 – Equity Reserve to be discussed in Executive Session. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Frankie Lee motioned to adopt the agenda with the amendment, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

IV. REVIEW AND ADOPT MINUTES

1. Minutes of the BOC Regular Called Meeting – July 22, 2019

Arizona Grand Resort, Sierra Ballroom 1, 2, 3, Phoenix, AZ

MOTION: Commissioner Frankie Lee motioned to review and adopt the minutes, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

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V. NHA REPORTS

Review Reports:

MOTION: Commissioner Derrith Watchman-Moore motioned to review the reports, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

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

MOTION: Commissioner Frankie Lee motioned to adopt the reports, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

VI. REVIEW & APPROVE RESOLUTIONS

1. **NHA-4921-2019:** Approving the Award of a Construction Contract to Souers Construction, Inc. for the Phase III Modernization of Project AZ12-057, Window Rock, Arizona in the Amount Not to Exceed Seven Million Seven Hundred Sixty-Two Thousand Two Hundred Dollars and Zero Cents (\$7,762,200.00).

MOTION: Commissioner Derrith Watchman-Moore motioned to review Resolution NHA-4921-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-4921-2019. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

2. **NHA-4922-2019:** Amending the Navajo Housing Authority Equity Reserve Fund Policy. (**to be discussed in Executive Session**)

MOTION: Commissioner Frankie Lee motioned to **Table** Resolution NHA-4922-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

3. **NHA-4923-2019:** Approving of Award of a Construction Contract to Arviso Construction Company, Inc., for the Construction of (16) Scattered Residential Units Located at Various Locations within Arizona and New Mexico in the Amount Not to Exceed Six Million Eight Hundred Thirty-Four Thousand Six Hundred Ninety-Six Dollars and Zero Cents (\$6,834,696.00).

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4923-2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-4923-2019, seconded by Commissioner Kerrie Begaye. **MOTION CARRIED** with 0 in Favor, 4 Opposed, 0 Abstentions. **Resolution NHA-4923-2019 FAILED.**

4. **NHA-4924-2019:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$5,717.46.

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MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4924-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to adopt Resolution NHA-4924-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

5. **NHA-4925-2019:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$203,691.40.

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4925-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to **Table** Resolution NHA-4925-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

6. **NHA-4926-2019:** Approving the Award of a Construction Contract to Rock Gap Engineering LLC, for the Demolition and Construction of Tuba City Housing Management Building, Tuba City, Arizona in the Amount Not to Exceed Two Million Five Hundred Forty-Eight Thousand Six Hundred Fifteen Dollars and Zero Cents (\$2,548,615.00).

MOTION: Commissioner Frankie Lee motioned to review Resolution NHA-4926-2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4926-2019, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

7. **NHA-4927-2019:** Approving the Amendments to the NHA Program Income and Non-Program Income Determination Policies & Procedures.

Review Resolution NHA-4927-2019:

MOTION: Commissioner Kerrie L. Begaye motioned to review NHA-4927-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

See the executive summary for a detailed explanation of the revision to the Program Income and Non-Program Income Policy.

MOTION: Commissioner Derrith Watchman-Moore motioned to adopt Resolution NHA-4927-2019 with technical corrections that need to be made, Sub Recipients' and in section 6 B Sub Recipient add additional language "and the respective SR and MOA partner agreement", seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

8. **NHA-4928-2019:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program; Tonalea AZ, AZ12-174 (1).

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MOTION: Commissioner Derrith Watchman-Moore motioned to review and adopt Resolution NHA-4928-2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

9. **NHA-4929-2019:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program; Sawmill AZ, AZ12-181 (1).

MOTION: Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4929-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

10. **NHA-4930-2019:** Approving the Increase to the Architectural & Engineering Contract for Weller Architects, PC for Additional Design Services for the Crownpoint Youth Complex in Crownpoint, New Mexico in the Amount of Thirty-Four Thousand Five Hundred and Fifty-Three Dollars and Zero Cents (\$34,553.00). **(Handout)**

MOTION: Commissioner Derrith Watchman-Moore motioned to review NHA-4930-2019, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Frankie Lee motioned to review and adopt Resolution NHA-4930-2019, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

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

MOTION: Commissioner Derrith Watchman-Moore motioned to go into executive session at 3:15 pm., seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

MOTION: Commissioner Derrith Watchman-Moore motioned to exit executive session at 7:00 pm., seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

VIII. OTHER BUSINESS

1. BOC Regular Called Meeting – September 21, 2019 @ 9:00 am
DCSD Conf. Room #116, Fort Defiance, AZ

IX. BENEDICTION – LaVerne Johnson, Legal Manager

X. ADJOURNMENT

MOTION: Commissioner Derrith Watchman-Moore motioned to adjourn the BOC Regular Called meeting at 7:10 pm, seconded by Commissioner Kerrie L. Bgaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

CERTIFICATION

Commissioner Frankie Tee moved that the foregoing minutes of the August 24, 2019 Regular Called Meeting be adopted and this was seconded by Commissioner Derrith Watchman-Moore.

Same was passed by the following:

AYES: 4 NAYES: 0 ABSTENTIONS: 0

The Secretary, thereupon, declared said motion carried and said minutes of the Regular Called Meeting held on August 24, 2019, was adopted this 21st day of September 2019.



Kris Beecher, Chairperson
NHA BOARD OF COMMISSIONERS

ATTEST:



Kerrie L. Begaye, Secretary
NHA BOARD OF COMMISSIONERS