



**BOARD OF COMMISSIONERS  
 REGULAR CALLED MEETING**

**Arizona Grand Resort  
 Phoenix, AZ**

**July 22, 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 Monday, July 22, 2019. The Meeting was called to order by Board of Commissioner Chairman, Kris Beecher at 9:06 a.m., at the Arizona Grand Resort, Sierra 1, 2 & 3 Ballroom, in Phoenix, 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*)

**II. RECOGNIZE GUESTS AND VISITING OFFICIALS**

Guests in Attendance were Arbin Mitchell, U.S. Census Bureau and Don Irby, USDA

**III. REVIEW AND ADOPT AGENDA**

**MOTION:** Commissioner Frankie Lee motioned to review and adopt the agenda, Seconded by Commissioner Kerrie Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**IV. REVIEW AND ADOPT MINUTES - (TAB 1)**

1. Minutes of the BOC Special Called Meeting – June 22, 2019  
 NHA Central Office Conference Room, Window Rock, AZ
2. Minutes of the BOC Special Called Meeting – June 25, 2019  
 NHA Central Office Conference Room, Window Rock, 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.

**V. NHA REPORTS**

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

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1. Road to 2020 Census - Arbin Mitchell, U.S. Census Bureau

Follow the handout, Council is talking about reapportionment. We will be knocking on the doors, there will be a questionnaire for all to fill out, we will provide education. There is an under count that occurs, NHA as an organization can be a real big help to the census effort. We need to come up with a good strategy to inform our tenants. This is where I am asking for a partnership.

Beecher. Do we need to have a work session? Mr. Mitchell. A work session will help.

Mitchell. There are going to be procedures to avoid double counting.

2. Don Irby, USDA – Funding Opportunities

Handicap accessibility. Home improvement, we try to provide a loan up to 7,495.00, if an elder had bad credit we were able to help with a loan and grant, but we don't do that anymore. We provide home improvement loans. We rely on local craftsman, we have workers that travel a distance, it's a good program.

We need a letter of intent from NHA for Fort Defiance Corporation. There 2 ladies in St. Michaels that can assist, submit the application with their Social Security Cards.

What is the capacity for your funding amount? Right now, there is plenty available, you need to line up the funding. We can only do so many.

Those are USDA employees, it's them that collect the information, partnership to get all the info together. We have 15 offices that will help. If we gave you application in that format and there is no 15-day window. If we provide all the application how many will be approved.

Lee. Get someone certified at NHA to do what the staff at your office are doing.

3. Executive Report – Dwayne Waseta, Interim CEO
4. Operations Report – Ernest Franklin, Jr., Acting COO
5. Administrative Branch Report – Terrilynn Cook, CAO
6. 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-4912-2019:** Approving the Reallocation of Unspent Indian Housing Block Grant Funds from Navajo Housing Authority (NHA) Contingency Account Number 215-2511-000000000 for a Total Amount of \$1,651,544.38 to be Transferred to NHA Operations Branch Planning and Development's 2019 Indian Housing Plan Program Number 2019-09/10 (New Construction of Public Rental/Homeownership Housing) to Cover the Operating Cost of the Land

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Information Management Systems (LIMS); and Approving a Budget Revision to Reprogram the Reallocated Funds.

**MOTION:** Commissioner Frankie Lee motioned to Review Resolution **NHA-4912-2019**, seconded by Commissioner Derrith Watchman-Moore. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Frankie Lee motioned to adopt Resolution **NHA-4912-2019**, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

2. **NHA-4913-2019:** Approving the Navajo Housing Authority Release of Collateral Assignment of Homesite Lease for Participation in Mutual Help Homeownership Program; Round Rock AZ, AZ12-180 (1); Chinle AZ, AZ12-193 (1).

**MOTION:** Commissioner Frankie Lee motioned to Review Resolution and adopt **NHA-4913-2019**, seconded by Commissioner Kerrie L. Begaye. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

3. **NHA-4914-2019:** Approving Amendments to the By-Laws of the Navajo Housing Authority Board of Commissioners.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to Review Resolution **NHA-4914-2019**, seconded by Commissioner Frankie Lee. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Frankie Lee motioned to adopt Resolution **NHA-4914-2019**, seconded by Commissioner Kerrie L. Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

4. **NHA-4915-2019:** Approving the Award of a Construction Contract to Souers Construction, Inc. for the Exterior Upgrades for 60 Units, NM15-13, Navajo, NM in the Amount Not to Exceed Two Million Seven Hundred Thousand No Cents Dollars (\$2,700,000.00).

**MOTION:** Commissioner Frankie Lee motioned to Review Resolution **NHA-4915-2019**, seconded by Commissioner Derrith Watchman-Moore. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to adopt Resolution **NHA-4915-2019**, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

5. **NHA-4916-2019:** Approving the Amendments to the Navajo Housing Authority Purchase Card Policy.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to Review Resolution **NHA-4916-2019**, seconded by Commissioner Frankie Lee. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to adopt Resolution **NHA-4916-2019**, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

6. **NHA-4917-2019:** Approving the Navajo Housing Authority Whistleblower Policy.

*Safety First*

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**MOTION:** Commissioner Derrith Watchman-Moore motioned to Review Resolution **NHA-4917-2019**, seconded by Commissioner Kerrie L. Begaye. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to TABLE **NHA-4917-2019**, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

7. **NHA-4918-2019:** Approving the Revision to the Navajo Housing Authority Procurement Policy.

**MOTION:** Commissioner Frankie Lee motioned to Review Resolution **NHA-4918-2019**, seconded by Commissioner Kerrie L. Begaye. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Derrith Watchman-Moore motioned to TABLE Resolution **NHA-4918-2019**, seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

8. **NHA-4919-2019:** Approving the Award of a Construction Contract to Souers Construction Inc., for the Exterior Upgrades for 40 Units, NM15-028, Crownpoint, NM; NM15-073, Two Grey Hills, NM; and NM15-075, Dalton Pass, NM in the Amount Not to Exceed One Million Six Hundred Ninety One Thousand Dollars No Cents (\$1,691,000.00).

**MOTION:** Commissioner Frankie Lee motioned to Review Resolution **NHA-4919-2019**, seconded by Commissioner Derrith Watchman-Moore. **MOTIONED CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Frankie Lee motioned to adopt Resolution **NHA-4919-2019**, seconded by Commissioner Kerrie Begaye. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

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

**Executive Session**

**MOTION:** Commissioner Frankie Lee motioned to go into executive session at 1:50 pm, seconded by Commissioner Derrith Watchman-Moore. **MOTION CARRIED** with 4 in Favor, 0 Opposed, 0 Abstentions.

**MOTION:** Commissioner Frankie Lee motioned to exit executive session at 3:40 pm, seconded by Kerrie L. Begaye. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

**VIII. OTHER BUSINESS**

1. BOC Special Called Meeting (Teleconference) – August 16, 2019  
NHA Central Office Conference Room, Window Rock, AZ
2. BOC Regular Called Meeting – August 24, 2019 @ 9:00 am  
DCSD Conf. Room #116, Fort Defiance, AZ

**IX. BENEDICTION – Patterson Joe, Legal Counsel**

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**X. ADJOURNMENT**

**MOTION:** Commissioner Kerrie Begaye motioned to adjourn the Regular Called meeting at 3:50 p.m., seconded by Commissioner Frankie Lee. **MOTION CARRIED** with 3 in Favor, 0 Opposed, 0 Abstentions.

**CERTIFICATION**

Commissioner Frankie Lee moved that the foregoing minutes of the July 22, 2019 Regular Called Meeting be adopted and this was seconded by Commissioner Derrith Watchman-Moore.

Same was passed by the following:

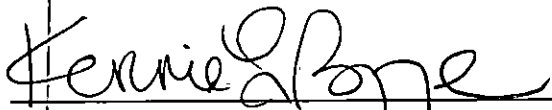
AYES: 4      NAYES: 0      ABSTENTIONS: 0

The Secretary, thereupon, declared said motion carried and said minutes of the Regular Called Meeting held on **July 22, 2019**, was adopted this **24th** day of **August 2019**.



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Kris Beecher, Chairperson  
**NHA BOARD OF COMMISSIONERS**

**ATTEST:**



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Kerrie L. Begaye, Secretary  
**NHA BOARD OF COMMISSIONERS**