

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
And
VIA Teleconferencing (605) 475-4000 access code: 968910#**

April 24, 2021

9:00 a.m.

AGENDA

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

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

___ Derrith Watchman-Moore, Chairwoman, Business Mgmt. Professional Rep.
___ Kerrie L. Begaye, Secretary/Treasurer, Tenant/Homebuyer Representative
___ David N. Sloan, Member, 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 Special Meeting – February 5, 2021
Via Teleconference
2. Minutes of the BOC Special Meeting – February 8, 2021
Via Teleconference
3. Minutes of the BOC Regular Meeting – February 20, 2021
Via Teleconference

V. NHA REPORTS

Review Reports:

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

1. Honorable Delegate Nathaniel Brown, Sweat Equity Housing Project
2. Executive Report – Dwayne Waseta, ICEO (TAB 2)
3. Operations Report – Ernest Franklin, Jr., ICOO (TAB 3)
4. Administrative Branch Report – Terrilynn Cook, CAO (TAB 4)
5. Financial Services Branch – Nellie Gilmore, ACFO (Executive Session) (TAB 5)

Adopt Reports:

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

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VI. RECEIVE UPDATES ON STATUS OF DIRECTIVES

1. 2020 Board of Commissioners Directives (TAB 6)

VII. REVIEW & APPROVE RESOLUTIONS

1. **NHA-5020-2021:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$0.00. (TAB 7)

Review Resolution NHA-5020-2021

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

Adopt Resolution NHA-5020-2021

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

2. **NHA-5021-2021:** Approving the Disposition of Navajo Housing Authority Property With a Book Value of \$0.00. (TAB 8)

Review Resolution NHA-5021-2021

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

Adopt Resolution NHA-5021-2021

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

3. **NHA-5022-2021:** Acceptance of 19.9974 Acres of Land and All Structures Previously Funded with Indian Housing Block Grant Funds Located within the Whippoorwill Chapter of the Navajo Nation. (TAB 9)

Review Resolution NHA-5022-2021

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

Adopt Resolution NHA-5022-2021

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

4. **NHA-5023-2021:** Approving the NHA's Information Technology (IT) Cyber Attack Corrective Action Plan. (TAB 10)

Review Resolution NHA-5023-2021

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

Adopt Resolution NHA-5023-2021

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

5. **NHA-5024-2021:** Authorizing the Non-Dwelling Unit #14 Project AZ12-133 Located in Whitecone, Arizona, Utilized by Tsel Bahaa Residential Organization Pursuant to Resolution NHA-2694-1995 to be Reverted Back to the Public Rental Rent Roll. (TAB 11)

Review Resolution NHA-5024-2021

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

Adopt Resolution NHA-5024-2021

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

6. **NHA-5025-2021:** Authorizing the Non-Dwelling Unit #33 Project AZ12-111 Located in Many Farms, Arizona, Utilized by West Mesa Housing Resident Management Corporation Pursuant to Resolution NHA-2627-95 to be Reverted Back to the Homeownership Inventory. (TAB 12)

Review Resolution NHA-5025-2021

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

Adopt Resolution NHA-5025-2021

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

7. NHA-5026-2021: Approving and Replacing Select NHA Officials and Employees to Serve as Authorized Signatories on Navajo Housing Authority's Bank Accounts. (TAB 13)

Review Resolution NHA-5026-2021

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

Adopt Resolution NHA-5026-2021

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

8. NHA-5027-2021: 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, AZ12-114 (1); Ganado AZ, AZ12-154 (1); Dilcon AZ, AZ12-154 AKA AZ12-154 (1); Greasewood AZ, AZ12-156 (1); Whitecone AZ, AZ12-165 (1); Houck AZ, AZ12-167 (1); Many Farms AZ, AZ12-185 (1); Ojo Amarillo NM, NM15-31 (1); Crownpoint NM, NM15-37 (23); Standing Rock NM, NM15-101 (1); Smith Lake NM, NM15-108 (1); Ojo Amarillo NM, NM15-114 (6); Rocksprings NM, NM15-116 (1); Huerfano NM, NM15-120 (1); Red Valley (Mitten Rock) NM, NM15-122 (1); Sheepsprings NM, NM15-123 (1). (TAB 14)

Review Resolution NHA-5027-2021

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

Adopt Resolution NHA-5027-2021

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

9. NHA-5028-2021: Approving the Navajo Housing Authority's Nullification and Release of Collateral Assignment of Homesite Lease's for Participation in the Mutual Help Homeownership Program: Crownpoint NM, NM15-154 (1). (TAB 15)

Review Resolution NHA-5028-2021

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

Adopt Resolution NHA-5028-2021

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

10. NHA-5029-2021: Approving the Navajo Housing Authority's Nullification and Release of Collateral Assignment of Homesite Lease's for Participation in the Mutual Help Homeownership Program: Teesto AZ, AZ12-162 (1); Tuba City AZ, AZ12-174 (1); Red Valley NM, NM15-001 (1); Hogback NM, NM15-112 (1); Shiprock NM, NM15-191 (1). (TAB 16)

Review Resolution NHA-5029-2021

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

Adopt Resolution NHA-5029-2021

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

11. NHA-5030-2021: Approving the Award of a Construction Contract to Souers Construction, Inc. for the Exterior Upgrades for 49 Public Rental Units Located at Project NM15-004, Crownpoint and NM15-005, Thoreau, New Mexico in the Amount Not to Exceed \$2,450,000.00. (TAB 17)

Review Resolution NHA-5030-2021

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

Adopt Resolution NHA-5030-2021

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

12. **NHA-5031-2021:** 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, NM15-99 (1). (TAB 18)

Review Resolution NHA-5031-2021

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

Adopt Resolution NHA-5031-2021

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

13. **NHA-5032-2021:** Approving the Award of a Design-Build Preconstruction Contract to Souers Construction, Inc. for the Phase I Planning and Assessment of 10 Homeownership Units Located in Various Locations on the Navajo Nation in the Amount Not to Exceed Seven Hundred Thirty-One Thousand Dollars (\$731,000.00). (TAB 19)

Review Resolution NHA-5032-2021

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

Adopt Resolution NHA-5032-2021

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

14. **NHA-5033-2021:** Approving the 2021 Organizational Structure of the Navajo Housing Authority as Revised and Further Authorizing the Same and Related Action for Implementation Effective April 13, 2021 (Fiscal Year 2021). (TAB 20)

Review Resolution NHA-5033-2021

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

Adopt Resolution NHA-5033-2021

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

VIII. REVIEW AND APPROVE DIRECTIVES

1. Directive 2021-01:

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

Executive Session

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

1. Land Acquisition and current status of land and plans to sell
2. Investment accounts and status
3. In-House PI/NPI Account Reconciliation effort

Exit Executive Session

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

X. OTHER BUSINESS

1. BOC Regular Called Meeting – May 20, 2021 @ 9:00 am
VIA Teleconference

XI. BENEDICTION

XII. ADJOURNMENT

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

Safety First