

**Minutes of the
UNTF Dineh Advisory Committee and Board of Trustees Combined Meeting**

Thursday, July 20, 2023 12:00 p.m. – 1:00 p.m.
Hybrid Meeting: Teleconference Meeting/In-person Blanding GSB
Base Location: 151 East 500 North, Blanding, UT 84511
Teleconference Meeting: Google Meet
Meet.google.com/hkn-eeze-wox
Join by phone (US) 1+ (423) 735-3185 PIN 895 738 579#

MEETING AGENDA

*Note: This meeting will be recorded

UNTF Dineh Advisory Committee Meeting

A. CALL MEETING TO ORDER: *Melvin Capitan, Jr. Committee Chair called the meeting to order at 12:18 p.m.*

Roll Call:

- Aretta Begay, Vice Chair, Teeenospos
- Rebecca Benally, Secretary, Red Mesa
- Jamie Harvey, Aneth
- Melvin Capitan, Jr. Chair, Aneth
- Anna Mae Jim, Naatsis Aan
- Stanley Nez, Blue Mtn Dineh Community

B. CALL MEETING TO ORDER: *Marlo Oaks, Chair, called the meeting to order at 12:10 p.m. All three board members were in attendance, which constituted a quorum.*

1. Roll Call:

X	Marlo Oaks, Chair	State Treasurer
X	Van Christensen	State Finance Division Director
X	Evan, Curtis	Governor's Office of Planning & Budget

2. Recognition of Guests & Staff

1. *Tony Dayish, UNTF Administrator*
2. *Maury Bergman, UNTF Finance Manager*
3. *John Nakai, UNTF Project Manager*
4. *Rose Dandy, UNTF Staff*
5. *Lester Lee, NTUA*
6. *Chris Pieper, Utah Office of the Attorney General*
7. *Dorothy Phillips, UNTF Staff*
8. *Janice Bitsuie, UNTF Staff*
9. *Michael Jensen, UNHS CEO*
10. *Byron Clarke, UNHS COO*

C. NEW BUSINESS

1. Land Purchase: One-Acre Adjacent to Westwater

Tony Dayish proposed the purchase of approximately one acre of ground in a narrow strip on the west side of the Westwater Community for \$15,000. The reasoning for the purchase was to grant an easement to the Navajo Tribal Utility Authority for their newly installed powerlines. Due to complications with the survey, four of the power poles on the west side of the Westwater property were set outside the property line. The working group assisting Westwater tried to request the Navajo Nation purchase this narrow strip of land but they declined so having UNTF purchase the ground was the easiest and best solution. There are still purchase details that need to be worked out and the motion was to authorized the board chair to approve, sign and finalize all necessary items pertinent to the transaction. The motion for approval was combined with the next item.

2. Grant Easement to NTUA for Powerline at Westwater

Lester Lee from NTUA requested UNTF to grant an easement for the power poles that have recently been installed at Westwater on the new property being purchased. The final details of the easement still need to be worked out and the motion authorized the Board Chair to approve, sign and finalize all details of the transaction.

Jamie Harvey motioned to recommend approval of items 1 and 2, the land purchase and powerline easement to NTUA as presented and to authorize the board chair to execute all documents required to complete the land purchase and the easement. Rebecca Benally seconded and all committee members voted in favor of the motion, none opposed. Vote: 5-0-0.

Evan Curtis motioned to approve items 1 and 2, the land purchase and powerline easement to NTUA as presented and to authorize the board chair to execute all documents required to complete the land purchase and the easement. Van Christensen seconded the motioned and all board members voted in favor of the motion, none opposed. Vote: 3-0-0

3. Lease or Sell Four (4) Acres of Land at Montezuma Creek to the Utah Navajo Health Systems (UNHS) to be used to develop a grocery store.

Michael Jensen, UNHS CEO, gave a presentation on their plans to build and operate a healthy choices grocery store in Montezuma Creek, Utah. He said UNHS recognizes the need for a grocery store to provide Utah Navajos a place to purchase fresh vegetables, fruits, and other healthy food choices as well as providing the community with the normal grocery store choices. A store like this is currently not available and this would be an extension of their health services. The store would also offer healthy cooking classes, a deli section and mini-eatery, a watering station so that local residents can load up potable water at no charge, and a bank or credit union sub-office. They estimate that the store could have as much as 40 employees. UNHS plans to run the store themselves and not outsource the operation, which would allow them to purchase vegetables from local growers and provide a space for local artisans to sell their native arts & crafts items. They said the size of the store would be about the same as the grocery store in Blanding, UT or the one in Monument Valley, UT (Gouldings). They are requesting UNTF to either sell or lease approximately 4 acres of ground in the vacant lot just north of their EMS Building. UNHS has retained an architect that has prepared a preliminary sketch of how the building would be laid out. This is all very preliminary and they need preliminary approvals to move forward on their plans for the store. After some discussion, a motion was presented by the DAC to lease four acres to UNHS. The terms of the lease still need to be worked out so the motion is to authorize the board chair to negotiate and sign the lease agreement.

Rebecca Benally motioned to lease approximately 4 acres of land in Montezuma Creek to UNHS for the purpose of constructing a grocery store as presented and to authorize the board chair to execute all

documents required to complete the lease agreement. Anna Mae Jim seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

Evan Curtis motioned to approve the lease of approximately 4 acres of land in Montezuma Creek to UNHS for the purpose of constructing a grocery store as presented and to authorize the board chair to execute all documents required to complete the lease agreement. Van Christensen seconded the motioned and all board members voted in favor of the motion, none opposed. Vote: 3-0-0

4. Lease Agreement with Rathburn Healthcare, LLC dba Home Nursing for Utah to Lease 1,550 Square Feet of Office Space at the Montezuma Creek Old Clinic Building

A home healthcare organization is interested in expanding their scope of services by opening an office in Montezuma Creek and is looking for office space. UNTF has been meeting with this company and they are interested in leasing approximately 1,550 square feet in the southwest corner of the Old Clinic Building. The first draft of the lease was reviewed by legal counsel and the standard leasing language is legally sufficient. There will be some specific amendments regarding lease payment amounts and the motion would be to authorize the board chair to execute this agreement after final negotiations. It was suggested that before UNTF enter into an agreement with Rathburn Healthcare dba Home Nursing for Utah that due-diligence should be conducted to confirm they are a stable and reputable company since UNTF does not know too much about this organization.

Rebecca Benally motioned to recommend approval of the office space lease to Rathburn Healthcare, LLC dba Home Nursing for Utah as presented and to authorize the board chair to execute the final negotiations and the lease agreement. Ana Mae Jim seconded the motioned and all committee members voted in favor of the motion, none opposed. Vote: 5-0-0

Evan Curtis motioned to approve the office space lease to Rathburn Healthcare, LLC dba Home Nursing for Utah as presented and to authorize the board chair to execute the final negotiations and the lease agreement. Van Christensen seconded the motioned and all board members voted in favor of the motion, none opposed. Vote: 3-0-0

5. UNTF Rule Amendment: Change Wording in Veteran's Housing Rule from \$60,000 per client to "Be determined by the DAC and Board in Each Year's UNTF Annual Operating Budget

The Dine' Advisory Committee and the Board of Trustees approved the FY-2024 UNTF Annual Budget in a previous meeting which included increasing the amount from \$60,000 to \$80,000 due to increases in materials and labor costs and to provide assist Chapters with additional funding. UNTF could not execute this change because the \$60,000 amount was written in the UNTF Rules and required a rule change through the Administrative Rules process. Maury Bergman presented a proposed change in the Veteran's Housing Rule that would eliminate a fixed dollar amount per client and would insert the wording that would allow the Dine' Advisory Committee and Board of Trustees to approve an amount in the UNTF Annual Budget. The changes is as follows: R661-13-301 (2)(a) Veterans Housing Construction Assistance. (a) UNTF will maintain a Veteran's Housing Program setaside with a limit, per applicant, of ~~\$60,000 from UNTF and \$40,000~~ that will be determined by the DAC and Board in the UNTF Annual Expense Budget to be matched with ~~from~~ other sources for new house construction. This would eliminate the dubious task of editing, approving, and submitting a new rule amendment every time the dollar amount is due for changes. The UNTF Administration would place a token amount for Veterans Housing at the beginning of the fiscal year and more funding can be added as necessary. There was concern from the DAC members that they would like to have a fixed baseline amount instead of an undetermined amount. UNTF staff clarified that the DAC and Board would determine the amount each year and amend the budget to authorized enough funding to match the Veterans Housing grants that are proposed to be approved. For FY-24, UNTF Administration placed \$160,000 in the Annual Budget, enough for two Veterans Housing and if more is needed, UNTF would present an increase in the Veterans Housing budget with each additional request. With that clarification, the DAC recommended approval.

Jamie Harvey motioned to recommend approval of the amendment to the R661-13-301 (2)(a) Veteran's Housing Rule as presented. Rebecca Benally seconded the motioned and all committee members voted in favor of the motion, none opposed. Vote: 5-0-0

Evan Curtis motioned to approve the amendment to the R661-13-301 (2)(a) Veteran's Housing Rule as presented. Van Christensen seconded the motioned and all board members voted in favor of the motion, none opposed. Vote: 3-0-0

D. NEXT DINE' ADVISORY COMMITTEE MEETING

Aug. 03,2023 Hybrid In-Person Blanding UNTF Conference Room and Teleconference Meeting.

E. NEXT BOARD MEETING

Sept. 15, 2023 In-Person Meeting at UNTF Conference Room w-Teleconference Option

F. Adjournment

1. Dine' Advisory Committee
2. UNTF Board of Trustees

Rebecca Benally motioned to adjourn the DAC meeting at 1:24 p.m.

Evan Curtis motioned to adjourn the board meeting at 1:24 p.m.