

UNTF NRF

HOUSING PROJECT PROPOSAL

OLJATO

<p>1. Sponsoring Organization</p> <p>a. Name of Organization Oljato Chapter b. Mailing Address PO Box 360455 City, State, Zip Monument Valley, Utah 84536 c. Contact Person Karilyn Begay d. Telephone Number 435.727.5850 e. Telefax Number 435.727.5852 f. E-mail Address oljato@navajochapters.org</p>		<p>2. Type of Housing Assistance</p> <p><input checked="" type="radio"/> Complete New House <input type="radio"/> Completion of Incomplete House <input type="radio"/> Addition Size: _____ <input type="radio"/> House Renovation <input type="radio"/> Handicapped <input type="radio"/> Trailer Renovation <input type="radio"/> Weatherization Complement <input type="radio"/> Plumbing <input type="radio"/> Housewiring <input type="radio"/> Cabinets <input type="radio"/> Roofing</p>																														
<p>3. Client(s) Name(s): Winifred Linda Atene</p>		<p>4. Project Schedule</p> <p>a. Planned Start Date 5/20/2025 b. Anticipated End Date 5/20/2027</p>																														
<p>5. Project Construction Cost:</p> <table border="1"> <tr> <td>a. Clearances (Arch Clr, EA)</td> <td>\$</td> </tr> <tr> <td>b. Architectural Floorplans</td> <td>\$</td> </tr> <tr> <td>c. Site work/Utilities</td> <td>\$</td> </tr> <tr> <td>d. Materials</td> <td>\$ 141,680.00</td> </tr> <tr> <td>e. Labor</td> <td>\$ 141,680.00</td> </tr> <tr> <td>f. Other</td> <td>\$</td> </tr> <tr> <td>TOTALS</td> <td>\$ 141,680.00</td> </tr> </table>		a. Clearances (Arch Clr, EA)	\$	b. Architectural Floorplans	\$	c. Site work/Utilities	\$	d. Materials	\$ 141,680.00	e. Labor	\$ 141,680.00	f. Other	\$	TOTALS	\$ 141,680.00	<p>6. Match Funding Sources: UNTF Percent 50%</p> <table border="1"> <tr> <td>a. UNTF FY -</td> <td>\$ 70,840.00</td> </tr> <tr> <td>b. NRF FY -</td> <td>\$ 70,840.00</td> </tr> <tr> <td>c. _____</td> <td>\$ _____</td> </tr> <tr> <td>d. _____</td> <td>\$ _____</td> </tr> <tr> <td>e. _____</td> <td>\$ _____</td> </tr> <tr> <td>f. _____</td> <td>\$ _____</td> </tr> <tr> <td colspan="2" style="text-align: center;"><i>these totals must match up</i></td> </tr> <tr> <td></td> <td>\$ 141,680.00</td> </tr> </table>	a. UNTF FY -	\$ 70,840.00	b. NRF FY -	\$ 70,840.00	c. _____	\$ _____	d. _____	\$ _____	e. _____	\$ _____	f. _____	\$ _____	<i>these totals must match up</i>			\$ 141,680.00
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<p>7. Signed Chapter Resolution <input checked="" type="checkbox"/> Attached</p>																																
<p>8. Scope of Work (attach a description answering the following or attach documents)</p> <p>a. Description of project (what is the project: new house, addition, bathroom & kitchen work, repairs, renovation?) b. Plan to Execute Project (describe clearly and specifically who will build this project: contractor, chapter crew, self-help). If UNTF work crew, include a letter signed by the Chapter officials to request UNTF to build the project. c. Status of Homesite Lease 1) signed HSL, 2) Legal Survey, 3) Archaeological Study, 4) Cultural Resource Compliance Form (Arch Clearance by NN-HPD), and 5) Bio Clearance by NN Fish & Wildlife (Endangered Species Study) d. Size of the House Approved by the Chapter e. Listing of eligible Utah Navajo families that will benefit from this project f. Utility Arrangements: how will project be provided with utilities (type, distance, cost, schedule) g. If joint project, identify other organizations or agencies involved with this project</p>																																
<p>FOR UNTF OFFICIAL USE ONLY</p> <p> <input checked="" type="checkbox"/> Signed Chapter Resolution OLJ-03-2025-NB10 Date rec'd at UNTF Office 4/22/25 <input checked="" type="checkbox"/> Description of the Project (Scope of Work) <input checked="" type="checkbox"/> New House Size or Addition Size 28 X 44 Reviewed by _____ 2 <input checked="" type="checkbox"/> Scope of Work for Renovation or Repairs House Date recommended by DAC _____ <input checked="" type="checkbox"/> Contract or Labor schedule UNTF CREWS Date approved by BOT _____ <input checked="" type="checkbox"/> Homesite Lease & Legal Land Survey <input checked="" type="checkbox"/> Archaeological Study & Cultural Resource Compliance Form <input checked="" type="checkbox"/> Biological Study & Clearance by NN-Fish & Wildlife Need Date approved by NRF _____ <input checked="" type="checkbox"/> List of Eligible Recipients <input checked="" type="checkbox"/> Utility Arrangements Project No. Assigned _____ </p>																																

a. Brief Description of the Project

Winifred Linda Atene is requesting a 28'x44' home to accommodate a family of five (5). She has four (4) children under the age of 18 with two (2) with disabilities, one of whom uses a wheelchair.

b. Plan to Execute Project (describe how this project will be completed: contractor built, chapter crew, self-help).

Winifred Linda Atene is requesting assist with complete home to be contracted with UNTF/NRF contractors.

c. Status of Homesite Lease, Legal Survey, and Archaeological Clearance

Homesite Lease No. RVS#13-156 completed and approved on November 04, 2014, Biological Resources Compliance NNDFW Review No. 13MISC-122 completed and approved on September 19, 2013, Cultural Resource Inventory Archaeological Inventory Report completed and approved on December 10, 2010, Cultural Resources Compliance Form NNHPD No. HPD-10-1112 completed and approved on January 18, 2011

d. Floorplan with Measurements of Building and Rooms

Floor plan with a measurement to fit a household of five (5) estimate of 25'x44' square foot equal to 3-bedroom/2-bathroom.

e. Listing of eligible Utah Navajo families that will benefit from this project

Listed eligible Utah Navajo families are: Winifred Linda Atene, Wenessa Beth Harry, Taja Mvamba, David James Lorenzo Frazier, and Zachary Walter Frazier will benefit from this project.

f. Utility Arrangements: how will project be provided with utilities (type, distance, cost, schedule)

Powerline and waterline are within in one (1) mile of the homesite.

g. If joint project, identify other organizations or agencies involved with this project

UNRF & UNTF



OLJATO CHAPTER/ADMINISTRATION
PO BOX 360455
MONUMENT VALLEY, UTAH 84536
Email: oljato@navajochapters.org
Phone: 435-727-5850/Fax: 5852

Willis Begay, President
Thomencia Tracy, Vice President
Twyla Madisen, Secretary/Treasurer
Herman Daniels, Council Delegate
Marilyn Yazzie, Delegated Grazing Official

RESOLUTION OF OLJATO CHAPTER

RESOLUTION NO.: OLJ-03-2025-NB10

APPROVING AND REQUESTING FOR UTAH NAVAJO TRUST FUND (UNTF) TO ASSIST WINIFRED ATENE WITH COMPLETE HOUSING ASSISTANCE. FAMILY RESIDE WITHIN OLJATO CHAPTER, SAN JUAN COUNTY, UTAH AND REGISTERED MEMBER OF OLJATO CHAPTER.

WHEREAS:

1. Pursuant to Title 26 Navajo Nation Code, Section 3 (A) the Oljato Chapter is a duly recognized and certified chapter of the Navajo Nation Government, as listed at Title 11 N.N.C. Part 1 Section 10; and
2. Pursuant to 26 N.N.C., Chapter 1: Navajo Nation Chapter, Section 1., (B)(1) & (2), The Navajo Nation Council delegated to Chapter governmental authority with respect to local matters consistent with Navajo Law, including custom and tradition and allows chapter to make decisions to govern with responsibility and accountability to community membership; and
3. The Oljato Chapter realizes the urgent need for decent home for the needy families living in remote rural areas of the community and to help enhance their living conditions and improve community infrastructure system; and
4. The Oljato Chapter recognizes the immediate need for improving home maintenance for the elders, women, and children in remote rural areas of the community. This will help enhance their living conditions and improve the community infrastructure.
5. The Oljato Chapter is requesting for complete house for Winifred Atene with an approved homesite lease at 4 miles Northwest County Road 423 Paiute Farms Road, Oljato Chapter Administration, Oljato, Utah from NRF/UNTF to assist with funding.
6. Ms. Atene and her family has been living in makeshift dwelling for serval years and is in dire need of house as she has two children with disabilities.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Oljato Chapter hereby approves and request for housing assistance to be forward to the office of UNTF for processing and approval for Winifred Atene at home location 4 miles Northwest County Road 423 Paiute Farms Road, Oljato Chapter Administration, Oljato, Utah.

C E R T I F I C A T I O N

I hereby certify that the foregoing resolution was duly considered by Oljato Chapter at duly called meeting at Oljato Chapter, Navajo Nation, Utah, at which a quorum was present and that the same was passed by a vote of 25 in favor, 0 opposed, and 0 abstained on this **16th** day of **March 2025**.

1st Motion: Helen Myerson

2nd Motion: Leandra Chee

Willis Begay
Willis Begay, Chapter President

Thomencia Tracy
Thomencia Tracy, Chapter Vice-President

Twyla Madisen
Twyla Madisen, Chapter Secretary/Treasurer

FORM 200RL
April, 2000

UNITED STATES
DEPARTMENT OF THE INTERIOR
Bureau of Indian Affairs
and
THE NAVAJO NATION

LEASE NO.
RVS#13-156

HOMESITE LEASE
(Tribal Member Only)
(Trust or Restricted Land Only)

THIS LEASE is made and entered into by and between THE NAVAJO NATION, P. O. Box 9000, Window Rock, Navajo Nation (Arizona) 86515, ("Lessor"), and ATENE, Winifred Linda, C# _____, and _____, C# _____ whose address is

_____ ("Lessee") in accordance with 2 N.N.C. §695(B)(4)(i) and Resolution No. RCD-289-93 of the Resources Committee of the Navajo Nation Council, the provisions of 25 U.S.C. §415, as implemented by the regulations contained in 25 C.F.R. Part 162, and all amendments or successors thereto, which by this reference are made a part hereof. In the event this Lease is held by two or more persons, it shall be held in the following tenure:

WITNESSETH:

1. **DEFINITIONS.** (A) "Secretary" means the Secretary of the Interior or his duly authorized representative or successor.

(B) "Approved Encumbrance" means an encumbrance approved in writing by the Secretary and Lessor. "Encumbrancer" means the owner and holder of an Approved Encumbrance, or either of them.

2. **LEASED PREMISES.** For and in consideration of the rents, covenants, agreements, terms and conditions contained herein, Lessor hereby leases to Lessee all that tract or parcel of land situated within the Ojato Chapter of the Navajo Nation, (County of San Juan State of Utah) which is more particularly described in Exhibit "A," attached hereto and by this reference made a part hereof, containing approximately 1.00 acre(s), more or less, subject to any prior, valid existing rights-of-way. There is hereby reserved and excepted from the leased premises rights-of-way for utilities constructed by or on authority of Lessor.

89

Date Received

JUL 16 2020

By Utah Navajo Trust Fund

24. **EFFECTIVE DATE.** This Lease shall take effect on the date of approval of this Lease by the Secretary.

22 Nov 13

Date

THE NAVAJO NATION, LESSOR

By:

Director, Navajo Land Department

WITNESSES:

Winifred Linda Atene
LESSEE

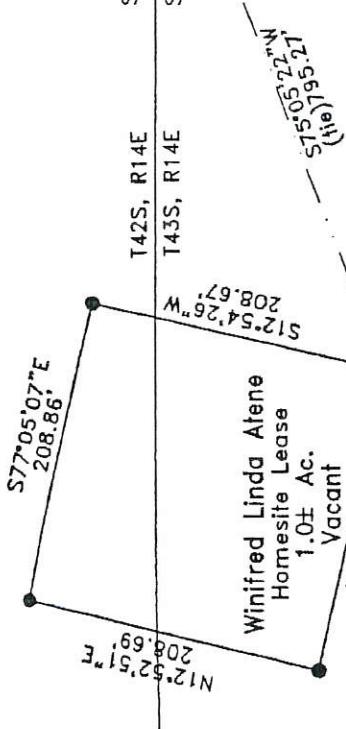
LESSEE

APPROVED: NOV 04 2014

Pursuant to Secretarial Redelegation Order
209 DM 8, 230 DM 1 and 3 IAM 4.

Acting David P. Ballez
Regional Director, Navajo Region
Bureau of Indian Affairs

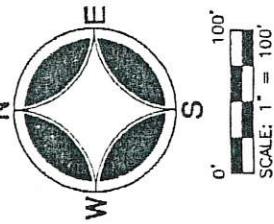
A Survey of Record located in
 SW1/4 of Sec. 36
 T42S, R14E, S.L.M.
 Ojato San Juan County, Utah



Acreage Breakdown
 Sec. 36-----0.33± Ac.
 Sec. 01-----0.66± Ac.
 Total Acreage=1.0± Ac.

A Survey of Record located in
 NW1/4 of Sec. 1
 T43S, R14E, S.L.M.
 Ojato San Juan County, Utah

SURVEYOR'S NOTE
 This is an Amended Survey Plat. Original surveyed
 location was changed at the request of the
 Navajo Nation EPA.



RED VALLEY SURVEY PO BOX 2827 Shiprock, NM (505) 320-0479	WINIFRED LINDA ATENE Homestead Lease Survey
Drawn By HT	1.0 ± Acre District 08 - Western Navajo Agency SW1/4-Section 36, T42S, R14E, S.L.M. NW1/4-Section 1, T43S, R14E, S.L.M. Ojato, San Juan County, Utah

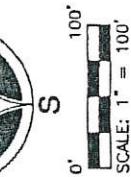
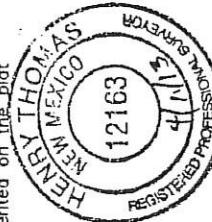
Approved By HT	RVS#13-15c
SCALE: 1" = 100' DATE: 07/02/13	Henry Thomas Registered NM PLS. # 12163

Legal Description.

A parcel of land located in the Southwest Quarter (SW1/4) of Section 36, Township 42, South, Range 14 East, S.L.M. and also in the Northwest Quarter (NW1/4) Section 1, Township 43 South, Range 14 East, S.L.M., San Juan County, Utah also situated in the Ojato area and being more particularly described as follows:

Commencing at the Southeast Corner of said parcel a point which bears South 75°05'22" West, a distance of 795.27 feet from the North Quarter (1/4) Corner of said Section 1,
 thence North 77°05'31" West, a distance of 208.76 feet;
 thence North 125°51" East, a distance of 208.69 feet;
 thence South 77°05'07" East, a distance of 208.86 feet;
 thence South 125°4'26" West, a distance of 208.67 feet to the Point of Beginning. Said parcel containing 1.0 ± ACRES, more or less, in area and being subject to any restrictions, easements or reservations of record.

I, Henry Thomas, a certified Registered Land Surveyor of the State of New Mexico Registration No. 12163 reviewed this plat. That this plat is true and correct to my best knowledge and belief, and is accurately represented on the plat.



Date Received

JUL 16 2013

Google Maps

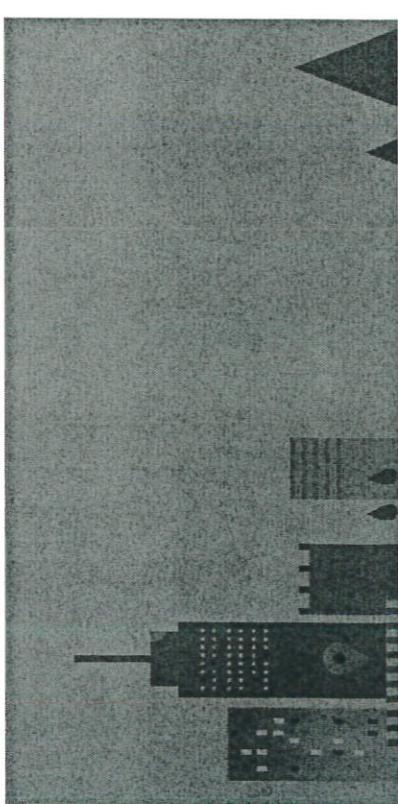
37°05'05.0"N 110°19'05.0"W

Winifred Atene

1/

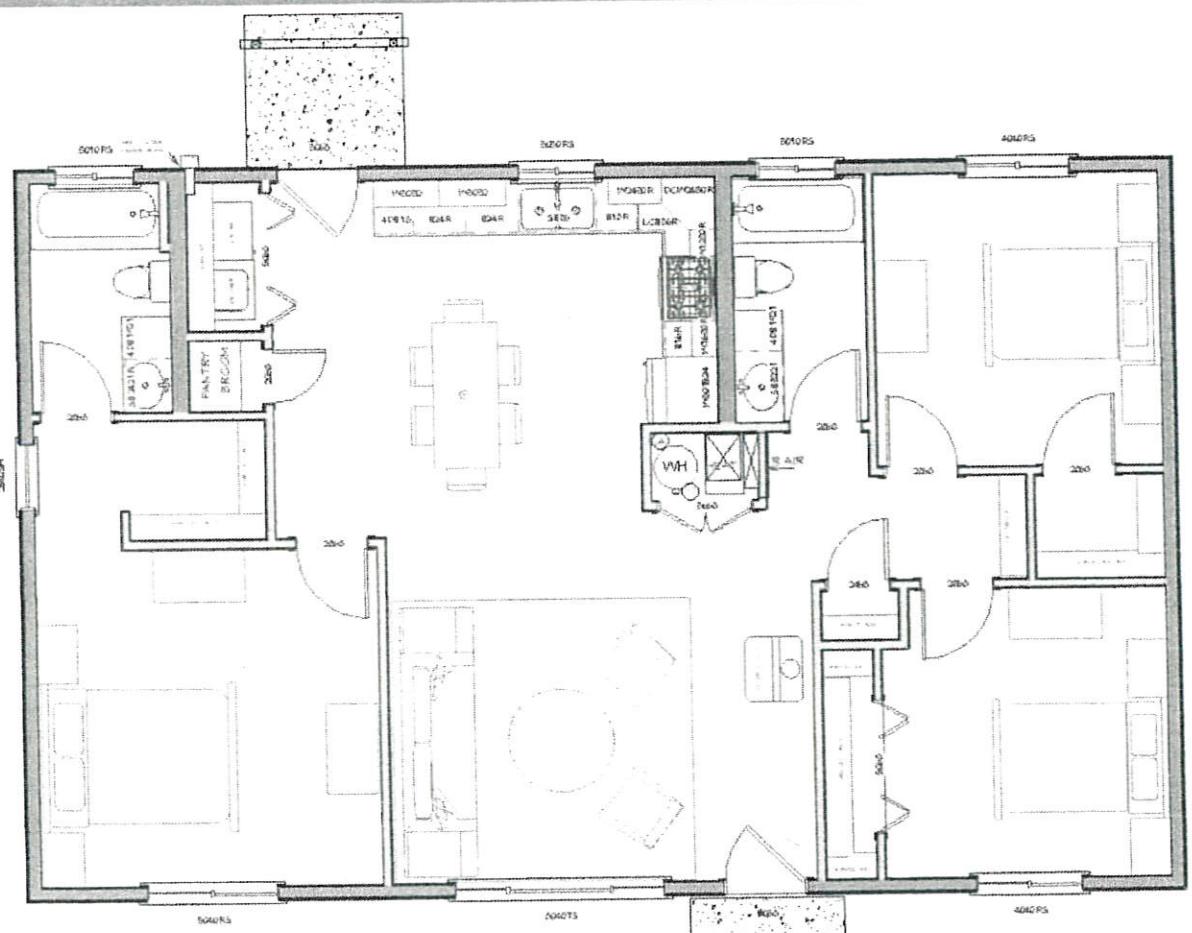
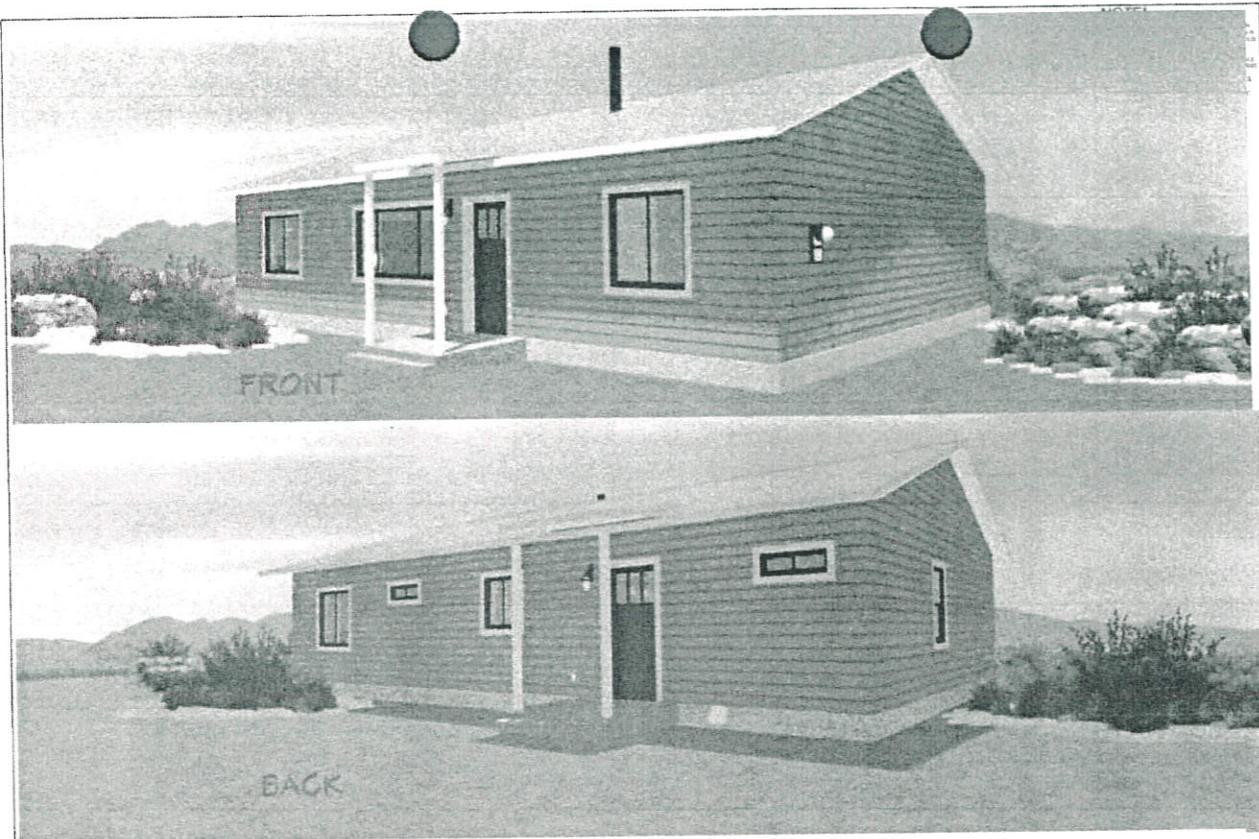


Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 2000 ft



1/2

[https://www.google.com/maps/place/37°05'05.0"N+110°19'05.0"W/@37.0769942,-110.3019007,4272m/data=!3m1!1e3!4m1!3m1!8m2!3d37.0847222!4d-110.3180556?entry=ttu&q_erp=EgoyMD10MTAx...](https://www.google.com/maps/place/37°05'05.0)



LIVING AREA 1232 S. FT.

93

UNTF NRF

HOUSING PROJECT PROPOSAL

Chapter

1. Sponsoring Organization		2. Type of Housing Assistance					
a. Name of Organization	Blue Mountain Dineh Community (BMDC)	<input type="radio"/> Complete New House					
b. Mailing Address	151 East 500 North	<input type="radio"/> Completion of Incomplete House					
City, State, Zip	Blanding, UT 84511	<input checked="" type="radio"/> Addition Size: 14' x 24'					
c. Contact Person	Clayton Long	<input checked="" type="radio"/> House Renovation <input type="radio"/> Handicapped					
d. Telephone Number	(801) 232-5625	<input type="radio"/> Trailer Renovation <input type="radio"/> Weatherization					
e. Telefax Number	(435) 678-1464	Complement					
f. E-mail Address	claytonnez@gmail.com	<input type="radio"/> Plumbing <input type="radio"/> Housewiring					
3. Client(s) Name(s)	Albert & Gladys Cly	<input type="radio"/> Cabinets <input type="radio"/> Roofing					
4. Project Schedule							
a. Planned Start Date		2-Jun-25					
b. Anticipated End Date		2-Jun-27					
5. Project Construction Cost:		6. Match Funding Sources:					
a. Clearances (Arch Clr, EA)	\$	a. UNTF / BMDC Chapter Projects	UNTF Percent 100%				
b. Architectural Floorplans	\$	b. _____	\$ 58,000.00				
c. Site work/Utilities	\$	c. _____	\$				
d. Materials Materials	\$	d. _____	\$				
e. Labor Labor	\$ 58,000.00	e. _____	\$				
f. Other Equipment	\$	f. _____	\$				
TOTALS	\$ 58,000.00	these totals must match up					
7. Signed Chapter Resolution		<input checked="" type="checkbox"/> Attached BMDC-2025-01					
8. CHECKLIST							
a. Scope of Work: Description of project (type of project: new house, addition, bathroom & kitchen work, repairs, renovation?)							
b. Plan to Execute Project (describe clearly and specifically who will build this project: contractor, chapter crew, self-help). If UNTF work crew, include a letter signed by the Chapter officials to request UNTF to build the project.							
c. Status of Homesite Lease 1) signed HSL, 2) Legal Survey, 3) Archaeological Study, 4) Cultural Resource Compliance Form (Arch Clearance by NN-HPD), and 5) Bio Clearance by NN Fish & Wildlife (Endangered Species Study)							
d. Size of the House Approved by the Chapter							
e. Listing of eligible Utah Navajo families that will benefit from this project							
f. Utility Arrangements: how will project be provided with utilities (type, distance, cost, schedule)							
g. If joint project, identify other organizations or agencies involved with this project							
FOR UNTF OFFICIAL USE ONLY							
<input checked="" type="checkbox"/> Signed Chapter Resolution <i>BMDC-2025-01</i>	Date rec'd at UNTF Office <i>4/15/25</i>						
<input type="checkbox"/> Description of the Project (Scope of Work)	Reviewed by <table border="1"><tr><td></td><td></td><td></td><td><i>21</i></td></tr></table>						<i>21</i>
			<i>21</i>				
<input type="checkbox"/> New House Size or Addition Size	Date recommended by DAC _____						
<input type="checkbox"/> Scope of Work for Renovation or Repairs	Date approved by BOT _____						
<input type="checkbox"/> Contract or Labor schedule	Date approved by NRF _____						
<input type="checkbox"/> Homesite Lease & Legal Land Survey	Project No. Assigned _____						
<input type="checkbox"/> Archaeological Study & Cultural Resource Compliance Form							
<input type="checkbox"/> Biological Study & Clearance by NN-Fish & Wildlife							
<input type="checkbox"/> List of Eligible Recipients							
<input type="checkbox"/> Utility Arrangements							

a. Brief Description of the Project**ALBERT & GLADYS CLY PROJECT**

A 14'x24' bathroom and kitchen will be built and the existing 16'x24' will be partially renovated with some repairs and mainly re-painting. A small trailer that is attached to the house will be dis-assembled and hauled away to the landfill.

b. Plan to Execute Project (describe how this project will be completed: contractor built, chapter crew, self-help).

BMDC has requested UNTF to use their workcrews to do the demolition and disposal of the small trailer, to build the addition, and renovate the existing house. John Nakai of UNTF will coordinate with the county approval to use the UNTF workcrews and on the building codes that the workcrews will need to comply with.

c. Status of Homesite Lease, Legal Survey, and Archaeological Clearance

The homesite lease and land survey were completed. The archaeological clearance that will be used is the study and clearance that was done for the 120-acre site by Winston Hurst, Archaeologist, and also the clearance obtained by NTUA and IHS-OEHE.

d. Floorplan with Measurements of Building and Rooms

The bathroom and kitchen addition will be 14' x 24' and existing house is 16' x 24'. The floorplan drawing is attached to the proposal packet.

e. Listing of eligible Utah Navajo families that will benefit from this project

Albert Cly and Gladys Cly.

f. Utility Arrangements: how will project be provided with utilities (type, distance, cost, schedule)

NTUA installed a major powerline project in August of 2023 and a major waterline project in April of 2025 for the entire 120-acre Westwater Subdivision area, including up to Albert & Gladys Cly's lot. The powerline and waterline are stubbed out at the lot boundaries, about 262 feet from their house. The septic tank and leach field will be installed by IHS-OEHE in the Fall of 2025.

g. If joint project, identify other organizations or agencies involved with this project

There were numerous organizations that helped to bring the major powerline and waterline to fruition with Ryan T. Barton as the main central person that oversaw all of these projects. The septic tank system was designed by an engineering group (Closing America's Wastewater Access Gap (CAWAG)) on a pro-bono basis and that is the last part of this project and why the funding is needed for the bathroom and kitchen addition.

The organizations that assisted were: Ryan T. Barton and others with the Navajo Nation (NN) Water Management Branch, NN-Land Dept., NTUA, IHS-OEHE, NECA, RCAC, USDA, BOR, Utah Drinking Water Division, San Juan County, the Church of Jesus Christ of Latter-day Saints, DigDeep, CAWAG, Lt. Governor Deidre Henderson, NRF, and UNTF.



A RESOLUTION TO SUPPORT THE REQUEST FOR \$58,000 TO FUND THE DESIGN,
MATERIALS, AND CONSTRUCTION FOR A BATHROOM AND KITCHEN ADDITION AND
HOME IMPROVEMENTS FOR THE WESTWATER RESIDENTS ALBERT AND GLADYS CLY IN
LOT #23 SO THE INDIAN HEALTH SERVICES (IHS) CAN CONSTRUCT AN ON-SITE
GRAVITY SEPTIC SYSTEM

Resolution No.: 2025-1 _____

WHEREAS:

1. Pursuant Utah Code Annotated Section 16-5-50 and Section 16-6-51, the Blue Mountain Diné (BMD) was organized under the State of Utah as a Voluntary, Incorporated, Non-profit Corporation, as amended in March 1995, according to the By-laws, the affairs of the corporation shall be managed by its Board of Directors, which are authorized to conduct board and community meetings, review all matters, execute actions, and make recommendations that are in the best interest its constituents; and
2. The State of Utah Navajo Trust Fund allocates a Chapter Projects budget to the Blue Mountain Dineh Community yearly for home improvement funds, and new construction in Westwater Community which are individually reviewed and approved; and
3. The Westwater Community is a part of the Blue Mountain Dineh Community; and
4. In 2010, the Westwater Tract became the Westwater Subdivision. The subdivision was legally surveyed into 29 two-acre lots, including the Bears Ears Loop Road, and met San Juan County Housing Subdivision Ordinances; and
5. In 2022, the Navajo Nation issued homesite leases to lessees in assigned lots so the Navajo Tribal Utility Authority (NTUA) can provide electric and culinary water lines, and Emery Telcom can provide fiber optic internet services to the lessees within the Westwater Subdivision; and

6. In September 2022, the NTUA completed a powerline project that provided electricity to eligible homesite lessees; and
7. In March 2025, eligible homes with an on-site gravity septic system and in-door plumbing were connected to the culinary water distribution system; and
8. The Lessees' structure in lot #23 does not meet the criteria to be connected to piped culinary water because the structure does not have plumbing, does not have a bathroom, kitchen, and on-site gravity septic system; and
9. The Moab Geotechnical Group, through the Community Engineering Corps at the request of the Navajo Department of Water Resources, provided pro-bono engineering services to create a detailed design for an on-site gravity septic system for lot #23 that meets the San Juan County, UT requirements; and
10. The IHS will fund and construct the on-site gravity septic system in lot #23, after the construction of a bathroom and kitchen addition, and home improvements that meet the building requirements of San Juan, UT; and
11. UNTF will administer the funding and build the project using their work crews; and
12. This elderly couple is in dire need for a bathroom and kitchen addition along with renovation to their existing house that will enable water and sewer services to be connected to their house. The BMDC is in full support and recommends approval of these funds and this project that will greatly improve their health and hygiene and living conditions for Albert & Gladys Cly.

NOW THEREFORE RESOLVE THAT:

The BMDC Board of Directors Recommends Approval of the Request for \$58,000 From The BMDC-UNTF Chapter Projects Allocation to Fund the Construction Including Materials, Labor, and Equipment for a Bathroom and Kitchen Addition and Renovation of the Existing House of Albert & Gladys Cly that Will Enable The Indian Health Service-Office of Environmental Health & Engineering (IHS-OEHE) to Connect Water Service and Construct A Gravity-Operated Septic Tank And Leach Field System.

CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the BMDC Board of Directors and community members at a duly called meeting in Blanding, Utah, at which a quorum was present and that same was passed by vote on 4 in favor, 0 opposed, and 0 abstained, this 3rd of March, 2025.

AUTHORIZED SIGNATURE:

Shawn Begay
BMDC President

ATTEST:

Aloria Begay
Secretary

HOMESITE LEASE
 (Tribal Member Only)
 (Unrestricted Land Only)

THIS LEASE is made and entered into by and between THE NAVAJO NATION, P.O. Box 9000, Window Rock, Navajo Nation (Arizona) 86515,

(“Lessor”), and Albert Cly, Jr., C# _____

and Gladys Cly, C# _____

whose address is _____

(“Lessee”) in accordance with the Navajo Nation Homesite Lease Regulations 2016, approved by of Resolution No. RDCO-74-16, and the Navajo Nation General Leasing Act Regulations, codified at 16 N.N.C. §§ 2301 et seq. In the event this Lease is held by two or more persons, it shall be held in the following tenure:

Joint Tenancy with Right of Survivorship

WITNESSETH:

1. **DEFINITIONS.** As used in this Lease, the term "Approved Encumbrance" means an encumbrance approved in writing by Lessor. "Encumbrancer" means the owner and holder of an Approved Encumbrance," or either of them.

2. **LEASED PREMISES.** For and in consideration of the rents, covenants, agreements, terms and conditions contained herein, Lessor hereby leases to Lessee all that tract or parcel of land situated within the Aneth/Blanding Chapter of the Navajo Nation, (County of San Juan, State of Utah) which is more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, containing approximately 2.11 acre(s), more or less, subject to any prior, valid existing rights, encumbrance, or rights-of-way. There is hereby reserved and accepted from the leased premises rights-of-way for utilities constructed by or on authority of Lessor.

3. **USE OF LEASED PREMISES.**

(A). Lessee shall develop, use, and occupy the leased premises for residential purposes only and said premises shall not be used for any other purpose. Lessee may construct, improve, and maintain a dwelling and related structures on the leased premises and may otherwise develop, use, or occupy said premises for residential purposes only.

(B). Lessee agrees not to use or cause to be used any part of the leased premises for any unlawful conduct or purpose.

4. **TERM.** Lessee shall have and hold the leased premises for a term of beginning on June 30, 2022 and ending on June 29, 2087. This Lease may be renewed for an additional primary term by approval of the Navajo Land Department, provided that this Lease is in good standing at the time of application. Lessee shall give written notice of intent to renew this Lease to the Department Manager of the Navajo Land Department, or its successor agency or department, at least six (6) months, but no more than twelve (12) months, prior to the expiration date of this Lease. Renewal of this Lease is subject to the approval of the Lessor, to the provisions of Navajo Nation law, and the Homesite Lease Regulations 2016.

19. **SUCCESSORS AND ASSIGNS.** The terms and conditions contained herein shall extend to and be binding upon the successors, heirs, assigns, executors, administrators, and agents, including all contractors and subcontractors, of Lessee. Except as the context otherwise requires, the term "Lessee," as used in this Lease, shall be deemed to include all such successors, heirs, assigns, executors, administrators, and agents.

20. **NOTICES.** All notices, payments, or demands shall be in writing, and shall be sent to the parties hereto at the respective addresses herein recited or to such other addresses as the parties may hereafter designate in writing.

21. **EFFECTIVE DATE.** This Lease shall take effect on the date of approval of this Lease by Lessor.

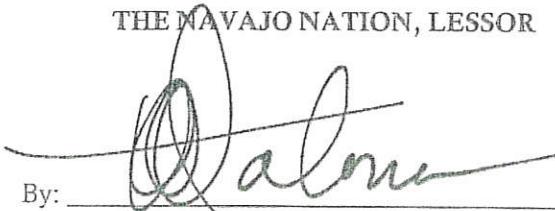
APPROVED:

30 June 22

Date

THE NAVAJO NATION, LESSOR

By:


Department Manager, Navajo Land Department

WITNESSES:

Tommy Sain

DD

Ryan Tyler Bonton

Terri

Albert Cly Jr

Albert Cly, Jr.

Print Name

Gladys

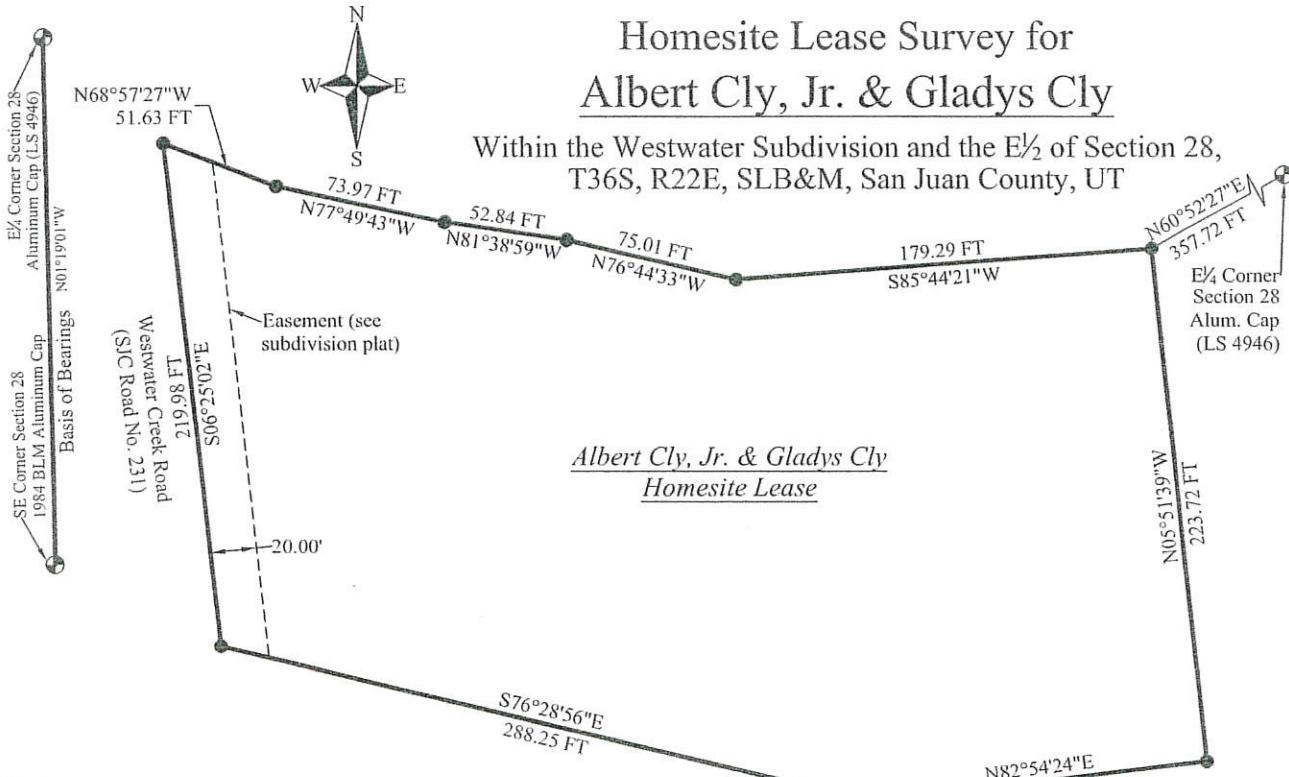
LESSEE Signature

Gladys Cly

Print Name

Homesite Lease Survey for Albert Cly, Jr. & Gladys Cly

Within the Westwater Subdivision and the E $\frac{1}{2}$ of Section 28,
T36S, R22E, SLB&M, San Juan County, UT



Note:

This homesite lease survey was performed in accordance with the official Westwater Subdivision plat as recorded in the San Juan County Recorder's Office April 9, 2010, as well as the "Record of Survey in the Westwater Subdivision" performed for the Utah Navajo Trust Fund in May of 2022 and referenced as Survey Reference No. 1206 and filed in the San Juan County Surveyor's Office.

Surveyor's Certificate

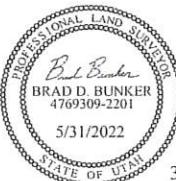
I, Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of the Utah Navajo Trust Fund.

Brad Bunker

Brad D. Bunker Utah P.L.S. #4769309

5/31/2022

Date



30 0 30 60 120

Scale: 1" = 60'

Description

Lot 23 of the Westwater Subdivision, located in the E $\frac{1}{2}$ of Section 28, Township 36 South, Range 22 East, Salt Lake Base and Meridian, County of San Juan, State of Utah according to the official plat thereof.

Bunker Engineering, LLC 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152	Date: May 2022	Drawn By: B.D. Bunker	Scale: 1" = 60'	Sheet: 1 of 1
			Drawing Name: Drawing Reference No. BE1229	

Final Plat

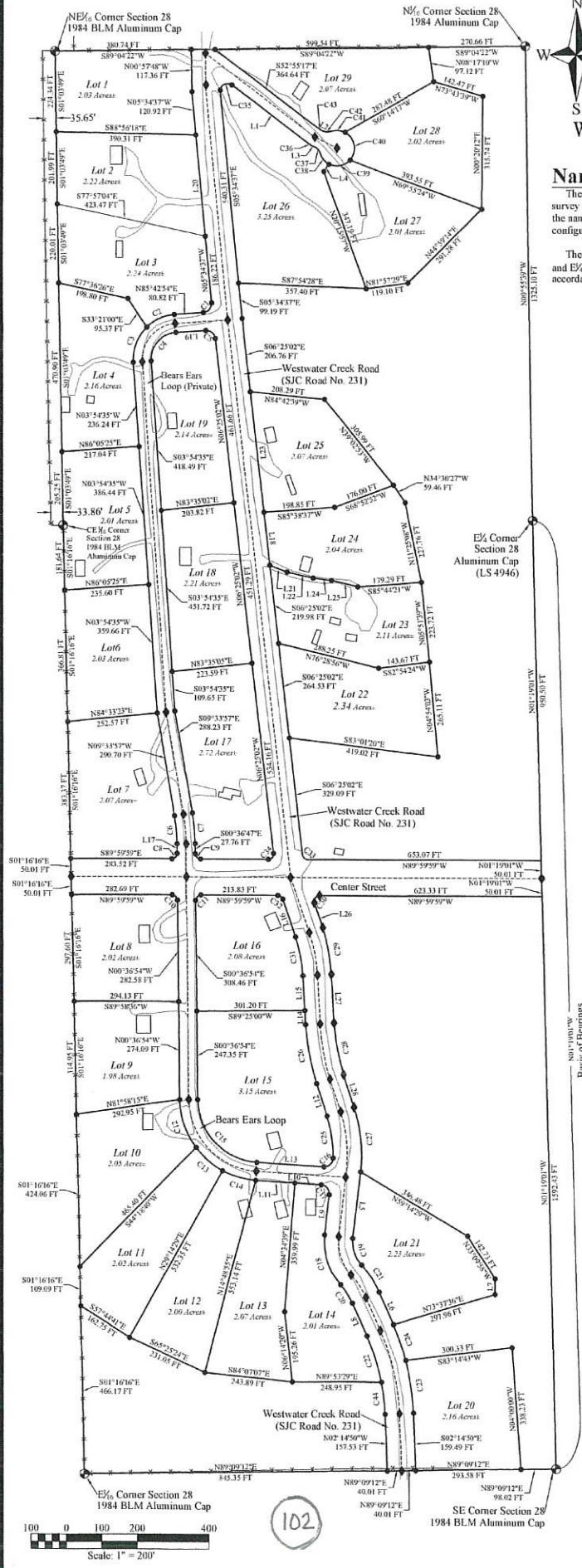
Westwater Subdivision Amendment No. 1

Within the E1/2 of Section 28, Township 36 South, Range 22 East, SLB&M
Retracement of the Westwater Subdivision

Narrative

The purpose of this subdivision amendment was to document a previous retrace survey for the Westwater Subdivision performed in the summer of 2022 and to change the name of Westwater Loop Road to Bears Ears Loop. No boundaries or lot configurations have been modified per this amendment.

The basis of bearings for this survey is N00°19'01" W between the southeast corner and E1/2 corner of Section 28, Township 36 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings for the original Westwater Subdivision.



Curve Table

Curve	Length	Radius	Chord Direction	Chord
C1	39.83	25.00	N40° 0' 0" E	35.75
C2	87.28	125.00	N65° 42' 45" E	85.51
C3	105.22	125.00	N20° 54' 0" E	104.99
C4	117.32	75.00	S40° 54' 10" W	105.72
C5	38.34	25.00	S50° 21' 0" W	34.69
C6	78.91	50.00	S5° 22' 27" W	78.83
C7	80.72	555.00	S3° 05' 22" E	86.63
C8	23.72	15.00	N44° 41' 37" E	21.33
C9	23.40	15.00	S45° 18' 23" E	21.10
C10	23.40	15.00	N45° 18' 26" W	21.10
C11	23.72	15.00	S44° 41' 34" E	21.33
C12	141.45	225.00	N18° 37' 32" W	139.14
C13	99.68	225.00	N49° 19' 43" W	98.87
C14	95.82	225.00	N74° 13' 46" E	95.09
C15	202.00	175.00	S43° 0' 0" E	178.26
C16	40.00	25.00	S47° 44' 16" E	35.87
C17	40.65	25.00	N39° 50' 12" W	36.32
C18	159.15	173.00	N18° 07' 00" W	145.48
C19	80.72	93.00	S18° 06' 39" E	78.21
C20	61.64	22.00	N33° 16' 41" W	61.35
C21	88.73	262.00	S33° 16' 40" E	88.31
C22	134.01	600.00	N17° 10' 37" W	133.73
C23	149.00	680.00	S8° 21' 28" E	148.70
C24	184.13	680.00	S10° 57' 26" E	184.03
C25	118.68	340.00	N8° 09' 13" W	118.07
C26	168.24	640.00	N10° 34' 29" W	167.76
C27	182.16	420.00	S5° 40' 41" E	180.74
C28	147.21	560.00	S10° 34' 20" E	146.79
C29	132.33	484.00	S10° 57' 26" E	131.92
C30	28.46	15.00	S35° 38' 49" E	24.38
C31	110.48	110.00	N10° 52' 26" W	110.11
C32	18.66	15.00	N54° 21' 11" W	17.48
C33	21.88	50.00	S47° 17' 30" E	19.99
C34	25.24	15.00	S47° 47' 30" E	22.37
C35	44.22	20.00	S63° 44' 28" W	35.73
C36	4.50	25.00	N35° 04' 49" W	4.50
C37	21.03	55.00	S39° 08' 39" W	20.41
C38	41.05	50.00	N49° 01' 01" W	41.74
C39	64.45	50.00	S78° 37' 40" W	60.16
C40	91.30	50.00	S10° 47' 06" E	79.26
C41	42.08	50.00	S87° 19' 10" E	40.85
C42	21.03	25.00	S87° 20' 01" E	20.41
C43	4.50	25.00	S88° 04' 49" E	4.50
C44	89.34	600.00	N6° 30' 47" W	89.26

Surveyor's Certificate

Brad D. Bunker, Utah P.L.S. #4769319	San Juan County Surveyor
Approved in accordance with information and records on file in this office.	Approved in accordance with information and records on file in this office.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	County Recorder

San Juan County Commission

The subdivision hereto was presented to the San Juan County Commission this 9/26 day of September, 2022, and was accepted and approved.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Commissioner

County Recorder

The subdivision hereto was presented to the San Juan County Commission this 9/26 day of September, 2022, and was accepted and approved.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	County Recorder

Health Department

The subdivision hereto was presented to the San Juan County Commission this 9/26 day of September, 2022, and was accepted and approved.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Health Official

Health Wives

The subdivision hereto was presented to the San Juan County Commission this 9/26 day of September, 2022, and was accepted and approved.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Health Wives

Final Plat

Final Plat	Westwater Subdivision
Within the E1/2 of Section 28, Township 36 South, Range 22 East, SLB&M	Amendment No. 1
By <i>Brad D. Bunker</i>	By <i>Brad D. Bunker</i>
General Land and Development Department,	General Land and Development Department,
Utah State Lands Commission	Utah State Lands Commission
Heber-Utah 84355, UT	Heber-Utah 84355, UT
Heber-Heber, UT 84355, UT	Heber-Heber, UT 84355, UT
Date: 9/25/2022	Date: 9/25/2022
Survey Reference Number: BE 249	Survey Reference Number: BE 249
Sheet 1 of 1	Sheet 1 of 1

Legend

- Section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- Bearing break (not set)
- Fence

Approval as to Form

Approval this 9/25 th day of September, 2022.	SIC Attorney
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/25/2022	Date
Brad D. Bunker	County Planner

Approval this 9/25 th day of September, 2022.	SIC Attorney
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/25/2022	Date
Brad D. Bunker	County Planner

Owners Dedication

Know all men by these presents that we, the undersigned legal owners under legal standards of the above described tract of land, having caused the same to be subdivided into lots and streets herein to be known as the Westwater Subdivision Amendment No. 1, do hereby dedicate for the public use of the public all parcels of land shown on this plat as intended for public use in witness whereof I have hereunto set my hand this 9th day of October, 2022.	By <i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	County Planner

Know all men by these presents that we, the undersigned legal owners under legal standards of the above described tract of land, having caused the same to be subdivided into lots and streets herein to be known as the Westwater Subdivision Amendment No. 1, do hereby dedicate for the public use of the public all parcels of land shown on this plat as intended for public use in witness whereof I have hereunto set my hand this 9th day of October, 2022.	By <i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	County Planner

San Juan County Commission

Approved this 9/26 day of September, 2022.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Commissioner

Approved this 9/26 day of September, 2022.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Commissioner

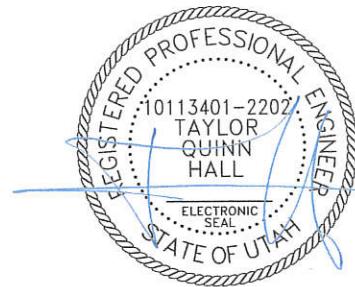
Approved this 9/26 day of September, 2022.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Commissioner

Approved this 9/26 day of September, 2022.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Commissioner

Approved this 9/26 day of September, 2022.	Approved this 9/26 day of September, 2022.
<i>Brad D. Bunker</i>	<i>Brad D. Bunker</i>
9/26/2022	Date
Brad D. Bunker	Commissioner

Technical Memorandum

To: Albert & Gladys Cly
From: Taylor Q. Hall, PE, Utah Onsite Professional 03731-OSP-3
Date: February 11, 2025
Re: **WESTWATER SUBDIVISION – LOT 23 – ONSITE WASTEWATER SYSTEM**



INTRODUCTION

Moab Geotechnical Group (MGG) has prepared this Technical Memorandum (TM) to provide a new wastewater treatment system for the single family residence located at Lot 23 of the Westwater Subdivision in Blanding, Utah. According to San Juan County Interactive Parcel Map, the parcel is identified as 001130000000. It is understood that the property is currently not serviced by an onsite wastewater system and will require a new system to support the proposed bathroom addition.

SITE INVESTIGATION

MGG performed soil analyses on two test pits on February 6, 2025, to determine the feasibility of the new absorption field area. Soil in test pit 1 (TP-01) consisted of 30 inches of sandy loam and coarse sand overlying bedrock. Soil in test pit 2 (TP-02) consisted of sandy loam, fine sand, coarse sandy loam and silt loam to a depth of 114 inches before encountering bedrock.

Groundwater or indications of groundwater were not identified in the test pits. The soil evaluation forms are included in Appendix A. Plan Sheet 2.1 illustrates the approximate test pit locations.

ONSITE WASTEWATER SYSTEM FEASIBILITY

The feasibility for the new onsite wastewater absorption system to service the proposed development was performed in accordance with Utah Rule 317-4. Exhibit 1 summarizes relevant information to the feasibility assessment.

The proposed residence will be serviced by a municipal water line. The Utah DEQ Interactive Map indicates that the site is not located within any Source Water Assessment, Ground Water Protection, or Surface Water Protection Zones.

Appropriate offsets have been used from relevant features, following the requirements set forth in Table 2 of Rule 317-4.

The contours illustrated on Sheet 2.1 are based on the USGS Digital Elevation Model (DEM) of the area. The DEM has a resolution of 1/3 arc second, approximately 10 meters, and the accuracy contours are limited by the resolution. Therefore, the DEM is a useful tool to gain a general sense of site topography, but its precision is limited to the resolution of the data.

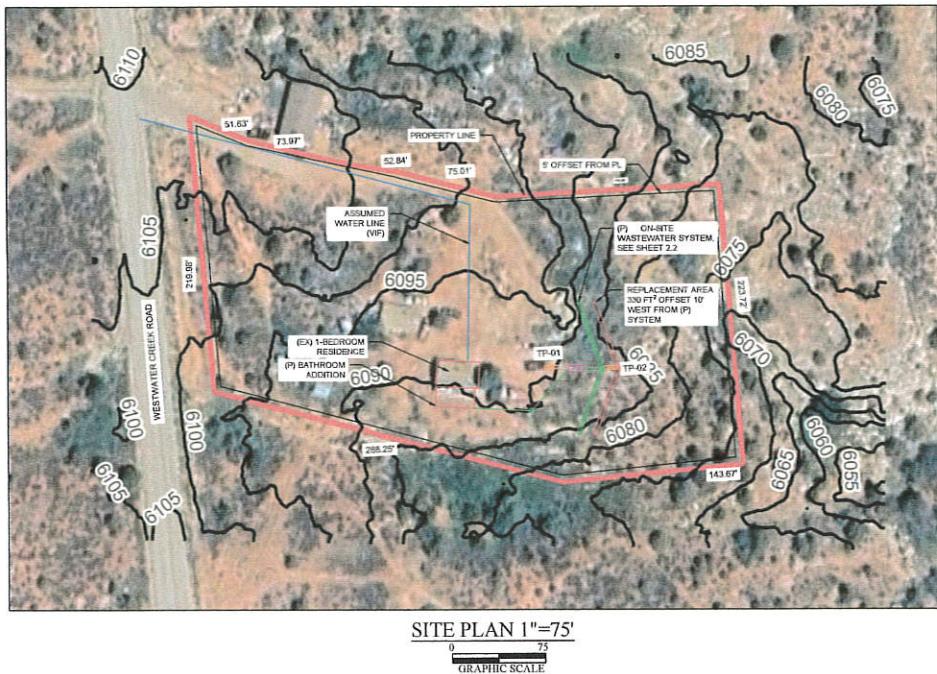
(103)



NOTES:

SITE PLAN SOURCES:

1. BACKGROUND IMAGE FROM GOOGLE SATELLITE
2. 5 FOOT CONTOURS BASED ON USGS, 2024, 1/3 ARC SECOND DEM, N39W110
3. LOT SIZE = 2.11 ACRES PER SAN JUAN COUNTY PARCEL INTERACTIVE MAP
4. LOT DIMENSIONS ESTIMATED BASED ON PER SAN JUAN COUNTY PARCEL INTERACTIVE MAP



11850 S HWY 191, STE B3
MOAB, UT 84532
P: 435-210-8282
E: INFO@MOABGEO.COM

11850 S HWY 191, STE B3
MOAB, UT 84532
P: 435-210-8282
E: INFO@MOABGEO.COM

SITE WASTEWATER DE
FESTWATER SUBDIVISI
LOT 23
BLANDING, UTAH

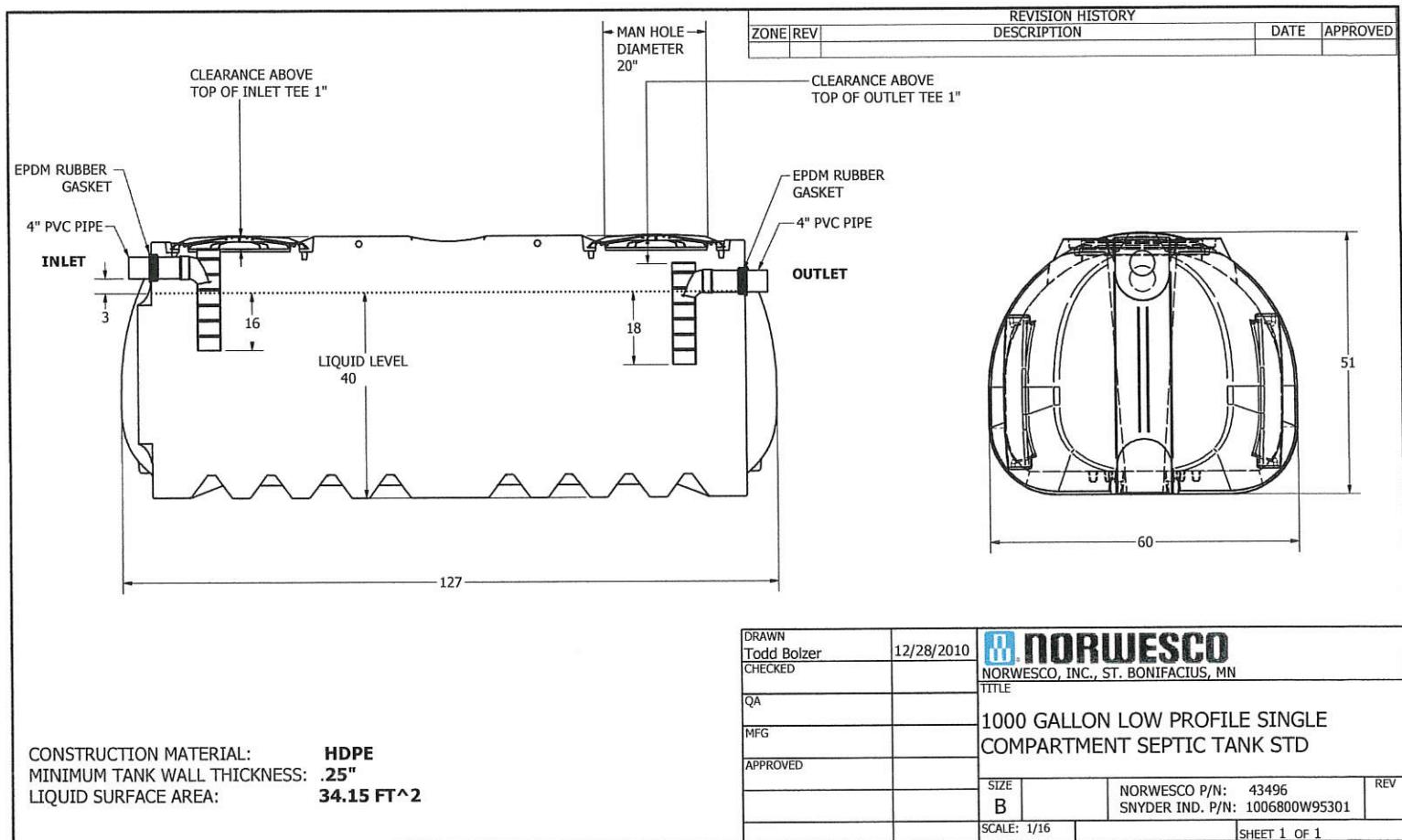
SITE PLAN

PROJECT #
2024-119

SHEET #

2.1

104





INFILTRATOR
water technologies

Quick4[®]
CHAMBER SYSTEMS

The Quick4[®] Standard Chamber

Quick4[®] Series

Quick4 Standard with MultiPort EndCap



The Quick4[®] Standard Chamber fits in a 36" wide trench and is ideal for curved or straight systems. It features the patent-pending Contour Swivel Connection[™] which permits turns up to 10°, right or left. The MultiPort[™] endcap allows multiple piping options and eliminates pipe fittings. The chamber's four-foot length provides optimal installation flexibility.

Chamber Benefits:

- Advanced contouring connections swivel up to 10°, right or left
- Latching mechanism allows for quick installation
- Four-foot chambers are easy to handle and install
- The Quick4 Standard Chamber supports wheel loads of 16,000 lbs/axle with only 12" of cover
- Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)



MultiPort Endcap Benefits:

- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick4 Standard Chamber

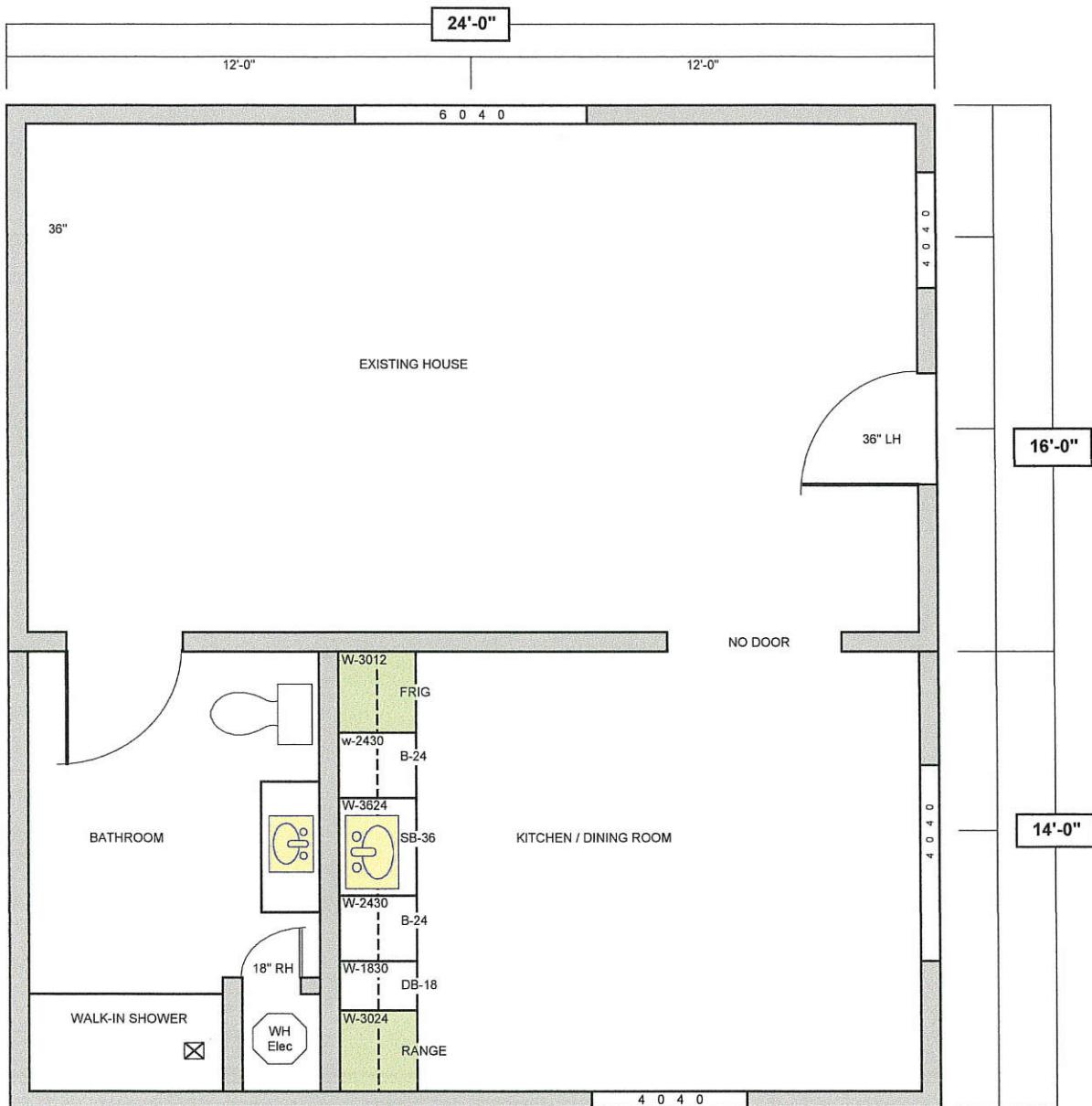


Quick4[®] Series

Because installations are faster with Quick4 chambers, you save on heavy equipment operation and labor.

APPROVED in _____

106



WW-CLY FLOORPLAN
ALBERT & GLADYS CLY

HOUSING CAPITAL MATCHING PROGRAM

1. Sponsoring Organization		2. Type of Housing Assistance	
a. Name of Organization	Red Mesa Chapter	<input checked="" type="radio"/> Complete New House 28x44	
b. Mailing Address	P. O. Box 422	<input type="radio"/> Completion of Incomplete House	
City, State, Zip	Montezuma Creek, UT 84534	<input type="radio"/> Addition Size: _____	
c. Contact Person	Ronald Joe, CSC	<input type="radio"/> House Renovation <input type="radio"/> Handicapped	
d. Telephone Number	(928) 656-3656	<input type="radio"/> Trailer Renovation <input type="radio"/> Weatherization	
e. Telefax Number	(928) 656-3680	Complement	
f. E-mail Address	rjoe@nnchapters.org	<input type="radio"/> Plumbing <input type="radio"/> Housewiring	
3. Client(s) Name(s)	Freeman & Francine Sam	<input type="radio"/> Cabinets <input type="radio"/> Roofing	
4. Project Schedule			
a. Planned Start Date		2-Jun-25	
b. Anticipated End Date		2-Jun-27	
5. Project Construction Cost:		6. Match Funding Sources: <i>UNTF Percent</i> 67%	
a. Clearances (Arch Clr, EA)	\$	a. UNTF / Housingg Capital Matching	\$ 94,454.00
b. Architectural Floorplans	\$	b. Freeman & Francine Sam Personal	\$ 47,226.00
c. Site work/Utilities	\$	c. Funds (Cash)	\$
d. Materials Materials	\$	d.	\$
e. Labor Labor	\$ 141,680.00	e.	\$
f. Other Equipment	\$	f.	\$
TOTALS \$ 141,680.00		these totals must match up \$ 141,680.00	
7. Signed Chapter Resolution <input checked="" type="checkbox"/> Attached RMC-09-042125			
8. CHECKLIST			
a. Scope of Work: Description of project (type of project: new house, addition, bathroom & kitchen work, repairs, renovation?)			
b. Plan to Execute Project (describe clearly and specifically who will build this project: contractor, chapter crew, self-help). If UNTF work crew, include a letter signed by the Chapter officials to request UNTF to build the project.			
c. Status of Homesite Lease 1) signed HSL, 2) Legal Survey, 3) Archaeological Study, 4) Cultural Resource Compliance Form (Arch Clearance by NN-HPD), and 5) Bio Clearance by NN Fish & Wildlife (Endangered Species Study)			
d. Size of the House Approved by the Chapter			
e. Listing of eligible Utah Navajo families that will benefit from this project			
f. Utility Arrangements: how will project be provided with utilities (type, distance, cost, schedule)			
g. If joint project, identify other organizations or agencies involved with this project			
FOR UNTF OFFICIAL USE ONLY			
<input checked="" type="checkbox"/> Signed Chapter Resolution		Date rec'd at UNTF Office <u>4/22/25</u>	
<input type="checkbox"/> Description of the Project (Scope of Work)		Reviewed by <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <u>RJ</u>	
<input type="checkbox"/> New House Size or Addition Size		Date recommended by DAC _____	
<input type="checkbox"/> Proof of Cash (no loans)		Date approved by BOT _____	
<input type="checkbox"/> Contract or Labor schedule		Date approved by NRF _____	
<input type="checkbox"/> Homesite Lease & Legal Land Survey		Project No. Assigned _____	
<input type="checkbox"/> Archaeological Study & Cultural Resource Compliance Form			
<input type="checkbox"/> Biological Study & Clearance by NN-Fish & Wildlife			
<input type="checkbox"/> List of Eligible Recipients			
<input type="checkbox"/> Utility Arrangements			

HOUSING CAPITAL MATCHING PROGRAM

a. Brief Description of the Project *FREEMAN & FRANCINE SAM*

A 28'x44' new house will be built for the family by the UNTF work crews. This program is a new program that requires the family to contribute cash from their personal sources to fund 1/3 of the cost of the house and 2/3rd of the cost will be contributed by UNTF.

b. Plan to Execute Project (describe how this project will be completed: contractor built, chapter crew, self-help).

This 28'x44' new house will be built by the UNTF work crews using the regular UNTF house building standards and purchasing procedures, etc. The family will be required the entire amount of their personal contribution of \$47,226 before construction starts in the form of cash. The cash cannot be from a loan.

c. Status of Homesite Lease, Legal Survey, and Archaeological Clearance

The homesite lease and land survey were completed and the archaeological, biological, and ECD clearances were completed and are attached to this proposal.

d. Floorplan with Measurements of Building and Rooms

The house size will be 28' x 44', three-bedroom and two bathrooms.

e. Listing of eligible Utah Navajo families that will benefit from this project

Freeman Sam, Francine Sam, Tiana Sam, Makayli Stephenson

f. Utility Arrangements: how will project be provided with utilities (type, distance, cost, schedule)

This project is located in the Rutherford area of Red Mesa and the construction site has utility lines already available to the homesite lease site.

g. If joint project, identify other organizations or agencies involved with this project

This project is a match between UNTF funds and personal funds from Freeman & Francine Sam.

When the house is nearing completion, NTUA and IHS-OEHE will be contacted to provide the electric powerline and waterline connections along with a septic tank & leach field.



RED MESA CHAPTER

Red Mesa, Navajo Nation, Utah



Resolution# RMC-09-042125

RESPECTFULLY SUPPORTING A REQUEST TO THE UTAH NAVAJO TRUST FUND ADMINISTRATION AND UNTF FUNDS BOARD TO ALLOW FREEMAN AND FRANCINE SAM TO PARTICIPATE IN THE UNTF CAPITAL HOUSING MATCH PROGRAM. UTILIZING THEIR PERSONAL FUNDS AT 33% AND UNTF WILL MATCH THEM AT 66% FOR CONSTRUCTION OF A 28' X 44' COMPLETE NEW HOUSE AT A TOTAL COST OF \$141,000. THE FUNDS WILL NOT BE FROM THE UNTF-RED MESA CHAPTER FUNDS.

WHEREAS:

1. Pursuant to 26 N.T.C. Section 1, (1), (2) and Section 103, (B), the Red Mesa Chapter is recognized as a local government entity and delegated certain authorities and responsibilities with respect to local matters consistent with the Navajo Nation Laws; and
2. Pursuant to 26 N.T.C. Section 4028 (a), the Red Mesa Chapter has the authority to review all matters affecting the community and make appropriate recommendations to the Navajo Nation, County and State Government matters; and
3. Red Mesa Chapter desires that its constituents reside in a safe and healthy home allowing them to live healthy, happy lives; and
4. The Red Mesa Chapter Housing Committee has quarterly meetings to review the applications of community members that request for a new house and forward the recommendations to the Red Mesa Chapter Monthly Planning and Regular meetings, for approval to forward the requests for financial support to the UNTF and UNRF. They submitted the names of Mr. Freeman Sam and his wife Francine Sam recommending them for a complete new house, at their last meeting in December 2024; and
5. The Utah Navajo Trust Fund Administrator has indicated the UNTF has funds available for the eligible Utah Navajos residing on the Utah portion of the Navajo Nation to participate in the UNTF Capital Housing Match Program. Mr. and Mrs. Freeman Sam are interested to participate in the program and received information on it; and
6. They are deemed eligible to participate. They have provided all the required documents and have indicated they have their 33% personal finance to match the 66% Utah Navajo Trust Funds; and
7. The Red Mesa Chapter approved their support for Mr. and Mrs. Freeman Sam to participate in the UNTF Capital Housing Match Program for a 28' x 44' complete new house at a total cost of \$141,000; and
8. The 66% funds coming from the UNTF Capital Housing Match Program is a separate fund, and will not utilize the funds from the allocation for the UNTF Red Mesa "CHAPTER FUNDS";
9. Freeman and Francine Sam are eligible and are both registered with Red Mesa Chapter.

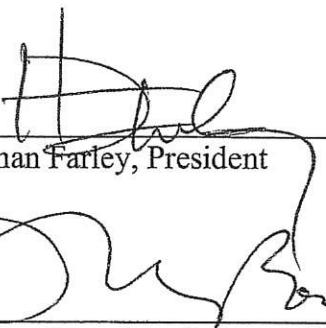
NOW THEREFORE BE IT RESOLVED THAT:

1. The Red Mesa Chapter hereby respectfully supports a request to the Utah Navajo Trust Fund Administration and UNTF Funds Board to allow Freeman and Francine Sam to participate in the UNTF Capital Housing Match Program, by utilizing their personal funds at 33% and UNTF will match them at 66% for construction and completion of a 28' x 44' new house at a total cost of \$141,000.
2. The UNTF Capital Housing Match Program Funds will not be taken from the UNTF-Red Mesa Chapter Funds.

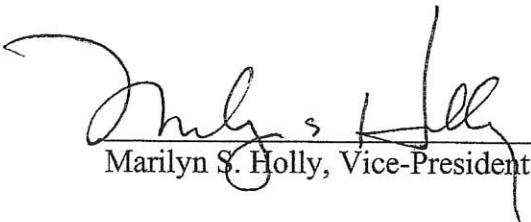
C E R T I F I C A T I O N

We hereby certify that the foregoing resolution was duly considered by the Red Mesa Chapter of the Northern Agency at a duly called meeting in Red Mesa, Navajo Nation, Utah, at which a quorum was present and that same passed by a vote of 23 in favor, 00 opposed, and 04 abstained, on this 21st day of April 2025.

Motioned by: Mr. Allen Holly Seconded by: Mr. Harrison Toney Sr.



Herman Farley, President



Marilyn S. Holly, Vice-President



Marlene Dee-Ben, Secretary/Treasurer



Curtis Yanito, Council Delegate

THE NAVAJO NATION

FORM NN200RL

LEASE NO. _____

April, 2017

HOMESITE LEASE (Tribal Member Only) (Trust or Restricted Land Only)

THIS LEASE is made and entered into by and between THE NAVAJO NATION, P.O. Box 9000, Window Rock, Navajo Nation (Arizona) 86515,

("Lessor"), and Freeman Sam, C# _____
and Francine Eula Sam, C# _____

whose address is _____

("Lessee") in accordance with 2 N.N.C. §§ 501 (B) (2) and (3), 16 N.N.C. § 2301, and Resolution No. RDCO-74-16 of the Resources Committee of the Navajo Nation Council, the provisions of 25 U.S.C. § 415 (e) as implemented by the regulations contained in 25 C.F.R. Part 162, the Navajo Nation General Leasing Act regulations, the Navajo Nation Homesite Policies and Procedures regulations, and all amendments or successors thereto, which by this reference are made a part hereof. In the event this Lease is held by two or more persons, it shall be held in the following tenure:

Joint Tenancy with Right of Survivorship

WITNESSETH:

1. DEFINITIONS.

(A). "Approved Encumbrance" means an encumbrance approved in writing by the Lessor.

(B). "Encumbrancer" means the owner and holder of an Approved Encumbrance, or either of them.

2. LEASED PREMISES. For and in consideration of the rents, covenants, agreements, terms and conditions contained herein, Lessor hereby leases to Lessee all that tract or parcel of land situated within the Red Mesa Chapter of the Navajo Nation, (County of San Juan, State of Utah) which is more particularly described in Exhibit " A " attached hereto and by this reference made a part hereof, containing approximately 1.00 acre(s), more or less, subject to any prior, valid existing rights-of-way. There is hereby reserved and accepted from the leased premises rights-of-way for utilities constructed by or on authority of Lessor.

3. USE OF LEASED PREMISES.

(A). Lessee shall develop, use, and occupy the leased premises for residential purposes only and said premises shall not be used for any other purpose. Lessee may construct, improve, and maintain a dwelling and related structures on the leased premises and may otherwise develop, use, or occupy said premises for residential purposes only.

(B). Lessee agrees not to use or cause to be used any part of the leased premises for any unlawful conduct or purpose.

4. TERM. Lessee shall have and hold the leased premises for a term of beginning on March 08, 2025 and ending on March 07, 2100. This Lease may be renewed for an additional primary term by approval of the Navajo Land Department, provided that this Lease is in good standing at the time of application. Lessee shall give written notice of intent to renew this Lease to the Department Manager of the Navajo Land Department, or its successor agency or department, at least six (6) months, but no more than twelve (12) months, prior to the expiration date of this Lease. Renewal of

APPROVED:

THE NAVAJO NATION, LESSOR

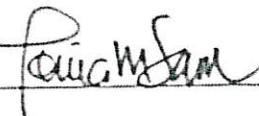
08 March 2025

Date

By:


Department Manager, Navajo Land Department

WITNESSES:

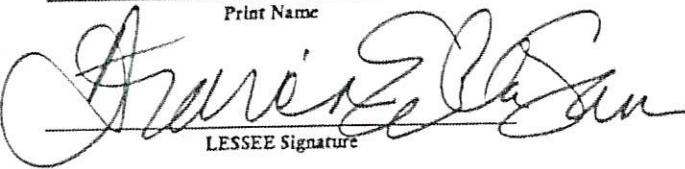

Freeman Sam

LESSEE(S):


LESSEE Signature

Freeman Sam

Print Name


Francine Eula Sam

Francine Eula Sam

Print Name

LEGAL DESCRIPTION

A tract located in the Southeast Quarter of Section 20, Township 41 South, Range 24 East of the Salt Lake Base Meridian, Red Mesa, San Juan County, Utah, being more particularly described as follows:

Beginning at a 1/2" rebar set in the S51/4 of said Section 20, which bears S 42°21'18" E a distance of 1,040.21 feet from a USBLM Brass Cap found at the C1/4 Corner of Section 20, T-41-S, R-24-E, S.L.B.M.

THENCE: N 87°07'39" E, a distance of 211.33 feet;
 THENCE: S 125°41'27" E, a distance of 295.52 feet;
 THENCE: S 55°13'31" W, a distance of 27.63 feet;
 THENCE: N 44°00'46" W, a distance of 222.09 feet;
 THENCE: N 82°16'25" W, a distance of 86.48 feet;
 THENCE: N 05°40'46" W, a distance of 122.82 feet;
 to the POINT OF BEGINNING.

CONTAINING 43.568.55 Square Feet or 1.00 Acres more or less.

NOTES

DATE OF SURVEY: 11-27-2022

CONTROL POINT

GPS PROJECTION: TRANSVERSE MERCATOR
 ORIGIN: LAT: 37°16'14.95" N, NORTHING 10,000 FT.
 LONG: 109°17'15.19" W, NAD 83, EASTING 10,000 FT.
 SCALE FACTOR: 0.9997644 GEOGRAPHIC ORIGIN
 CPLUS SOLUTION BASED ON OBSERVATION
 RINEX FILE: 39955001.180

BASIS OF BEARING

AS MEASURED BY GPS BETWEEN THE W1/4 CORNER OF SEC. 20, T-41-S, R-24-E, S.L.B.M., AND THE C1/4 CORNER OF SEC. 20, T-41-S, R-24-E, S.L.B.M., SAN JUAN COUNTY, UTAH, LINE BEARS S 89°59'10" E A DISTANCE OF 2,640.52 FEET.

CERTIFICATION

LORENZO E. DOMINGUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISIONS; THAT I AM RESPONSIBLE FOR THE SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

E. DOMINGUEZ
 LORENZO E.
 10461
 2022
 PROFESSIONAL SURVEYOR

LINE	BEARING	DISTANCE
L1	N 87°07'35" E	211.33'
L2	S 125°41'27" E	295.52'
L3	S 55°13'31" W	27.63'
L4	N 44°00'46" W	222.09'
L5	N 82°16'25" W	86.45'
L6	N 05°40'46" W	122.82'

Legend

— Monument Tie
 Homestead

Freeman Sam & Francine Enia Sam	HOMEOWNER SURVEY LLC P.O. BOX 245 MONTUARIA CREEK, UTAH 84531 970-270-5108
10461	DISTRICT 9, NAVajo INDIAN RESERVATION, SEC. 20, T-41-S, R-24-E, S.L.B.M., RED MESA, SAN JUAN COUNTY, UTAH
10461	10461@huttmagbirbsurvey.com

10461



Julia M Chavez
PO Box 3606
Farmington, NM 87499
505-686-4111
jules_chavez@hotmail.com

June 30, 2023

Francine Sam and Freeman Sam

Dear Francine & Freeman:

Enclosed is a copy of the cultural resources inventory report: AJMC-2203 (B22016). This report is being submitted to the Navajo Nation Heritage & Historic Preservation Department (NNHHPD). The report details the results of the archaeological survey of your homesite lease location in Red Mesa Chapter.

One previously recorded archaeological site, UT-C-54-169, and one in-use area (IUA) were encountered during the survey. Site UT-C-54-169 is recommended eligible for the National Register of Historic Places under criterion d. The archaeologist recommends that a determination of no historic properties affected be made provided the site be avoided by the 50-ft as shown on the site planview map.

The report has been submitted to the NNHHPD for review on behalf of the Navajo Nation. Once a determination of archaeological approval has been made on the homesite location, NNHHPD will notify you. When you receive the Cultural Resource Compliance Form, submit copies of it and this report to the Land Dept-Shiprock office.

If you have any questions concerning this report, please contact me at the phone number or email above.

Sincerely,

Julia M. Chavez
Archaeologist

Enclosures

ARCHAEOLOGICAL INFORMATION REPORT FORM (HF-1 JAN/91)

1. HPD REPORT NO.:	2.(FOR HPD USE ONLY)	3. RECIPIENTS ACCESSION NO.:
4. TITLE OF REPORT: A Cultural Resource Inventory of a 1-acre Homesite Lease Location for Freeman Sam and Francine Eula Sam in Red Mesa Chapter, San Juan County, Utah Author(s): Julia M Chavez		5. FIELDWORK DATE(S): January 24 and 28, 2022
		6. REPORT DATE: June 30, 2023
7. CONSULTANT NAME & ADDRESS: Org. Name: Julia M Chavez, Archaeologist Org. Address: PO Box 3606 Farmington, NM 87499		8. PERMIT NO.: B22016
		9. CONSULTANT REPORT NO.:
10. SPONSOR NAME AND ADDRESS: Client(s): Francine Sam and Freeman Sam Address: Phone:		11. SPONSOR PROJECT NO.: N/A
		12. AREA OF EFFECT: 1.00 ac AREA SURVEYED: 2.50 ac
13. LOCATION (MAPS ATTACHED): a. Chapter: Red Mesa b. Agency: Northern c. County: San Juan d. State: Utah e. Land Status: Navajo Trust f. UTM: Center: Zone 12; Center: 650645E 4119021N (NAD 83) g. Legal: T.41E R.24E, Unplatted, SLP h. 7.5' Map Name(s): White Mesa Village, Utah, Provisional Edition 1989 i. Lead Agency: Navajo Nation		
14. REPORT a. Description of Undertaking. There is currently an existing mobile home with associated utilities within the irregular-shaped 1-acre homesite location. The clients are proposing to remove the existing mobile and replace it with a modular home. Appendix A contains the land survey plat. b. Existing Data Review: On January 26, 2022, records check at the NNHHPD office in Window Rock indicated that there is one previously recorded site within a 100-meter (305 ft) radius of the project area. UT-C-54-169 is south of the project area (see Appendix B for site information). There are two previous projects in the vicinity (HPD-83-402 and 96-151). On that same day, a record search at the TCP office revealed no TCP areas within a 1-mi radius of the project area. c. Area Environmental & Cultural Setting: See Supplement Sheet d. Field Methods: The survey and ethnographic interview was conducted by Julia Chavez. A Class III pedestrian survey was performed by walking parallel transects spaced about 12 m apart at each homesite lease location. The survey area at the homesite consists of a 50-ft buffer zone around the perimeter of the homesite location, encompassing a total of 2.50 acres. GPS points were taken at the corner points of the homesite location using a handheld Garmin GPS unit. The clients stated there are no TCP areas and are unaware of any unmarked burials in the vicinity of the project area.		
15. CULTURAL RESOURCE FINDINGS: a. Location/Identification of Each Resource: One archaeological site, UT-C-54-169, and one in-use area (IUA), were encountered during the survey (Figure 2). Additional details can be found on the Supplemental Sheet. b. Evaluation of Significance of Each Resource: Site UT-C-54-169 is recommended eligible for the National Register of Historic Places under criterion d. Additional details can be found on the Supplemental Sheet.		
16. MANAGEMENT SUMMARY (RECOMMENDATIONS): The archaeologist recommends that a determination of no historic properties affected be made provided the site be avoided by the 50-ft as shown on the site planview map.		
17. CERTIFICATION:	SIGNATURE General Charge Name: (also Direct Charge)	DATE: 6/30/2023 Julia M. Chavez

ARCHAEOLOGICAL SUPPLEMENTAL SHEET

14. REPORT

b. Existing Data Review: c. Area Environmental & Cultural Setting: The homesite location is situated on a north-facing slope, north of White Mesa Mountain. The elevation is about 4830 ft. The soil is sandy loam. The vegetation environment consists of rabbitbrush, snakeweed, yucca, prickly pear cactus, annuals, and grasses. The nearest intermittent drainage is 1130 ft southwest of the project area. Development in the area includes homesites, power lines, water lines, oil/gas infrastructures, and dirt roads. Disturbances include natural erosion along with residential and grazing activities.

15. CULTURAL RESOURCE FINDINGS:

a. Location/Identification of Each Resource: Site UT-C-54-169 is identified as a multi-component consisting of Anasazi and Navajo origins. The site was originally recorded in 1996 by Complete Archaeological Services Associates (CASA 97-214) and updated in 1999 during an Indian Health Service project (Yazzie 2000). The site is located south of the 1-acre homesite location. Additional information on the archaeological site is contained in Appendix A and is only provided to NNHHPD.

The IUA has been occupied by the client's family since the late 1950s. There are several houses and mobile homes within the IUA. There are no structures that date to the 1950s.

b. Evaluation of Significance of Each Resource: The three components on site UT-C-54-169 do not appear to represent a property which is potentially eligible for inclusion on the National Register of Historic Places under criteria a-c; but are eligible under criterion d since each component has research potential. The site is of archaeological interest. Component 1 does meet the 100-year age requirement thus, merit protection under ARPA. The remaining two components do not merit protection under ARPA. Components 1 and 2 meet the 50-year guideline and Component 3 does not. Component 1 does not merit protection under AIRFA, Component 2 may merit protection, and Component 3 does merit protection under AIRFA.

The IUA does not meet either ARPA or NRHP requirements and does not merit protection under AIRFA.

REFERENCE(S):

Yazzie, Victoria J..

2000 *An Archaeological Survey of Red Mesa/Holly Village Intertie Project in Red Mesa Chapter, San Juan County, Utah for the Indian Health Service (HIS Project No. NA-99-M90.) NNAD 99-218. Navajo Nation Archaeology Department, Window Rock, Arizona.*

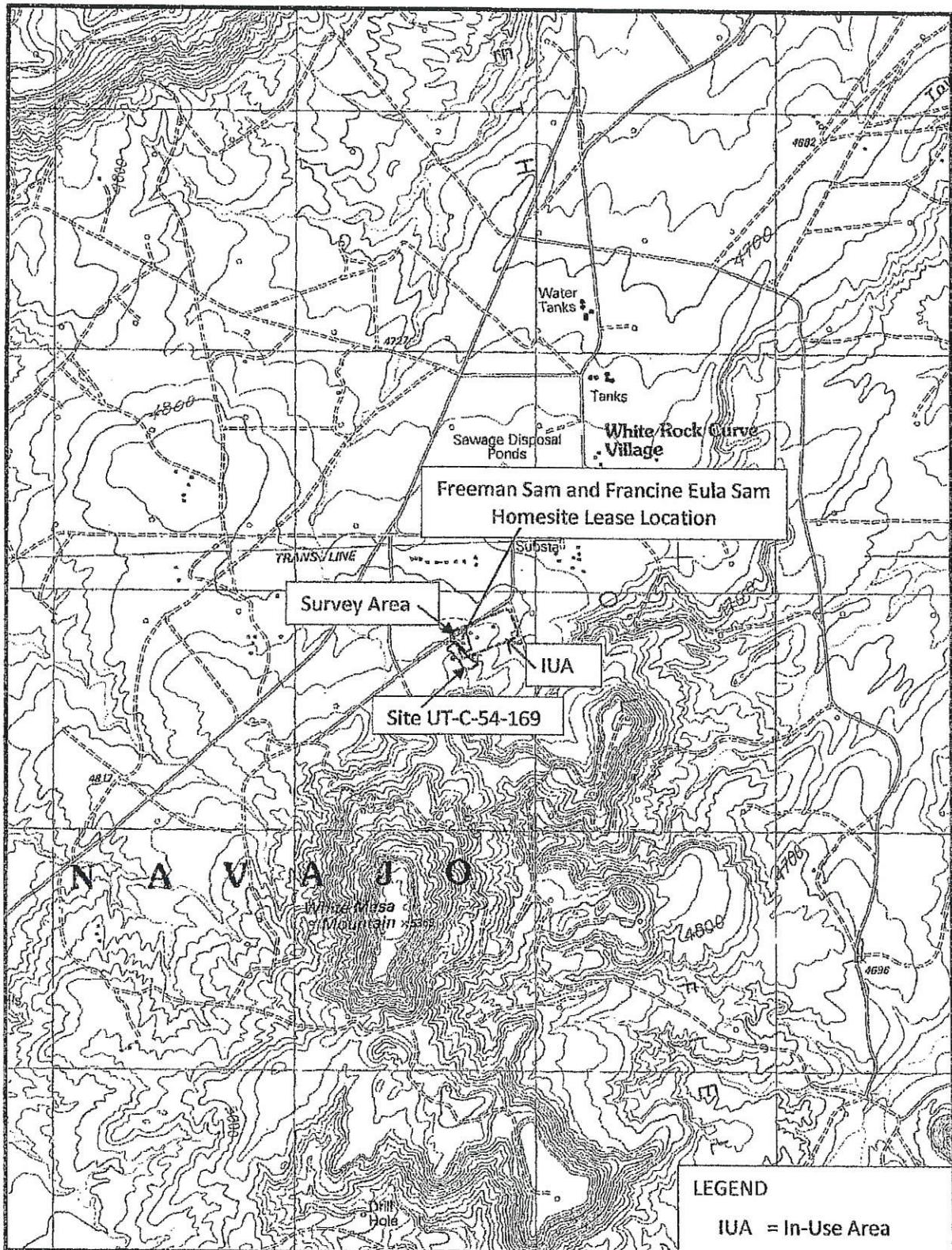


Figure 1. Project area map showing homesite location, site UT-C-54-169, and identified cultural resources; T.41S, R.24E, USGS 7.5' map: White Mesa Village, Utah, Provisional Edition 1989. Project AJMC-2203 (B22016).

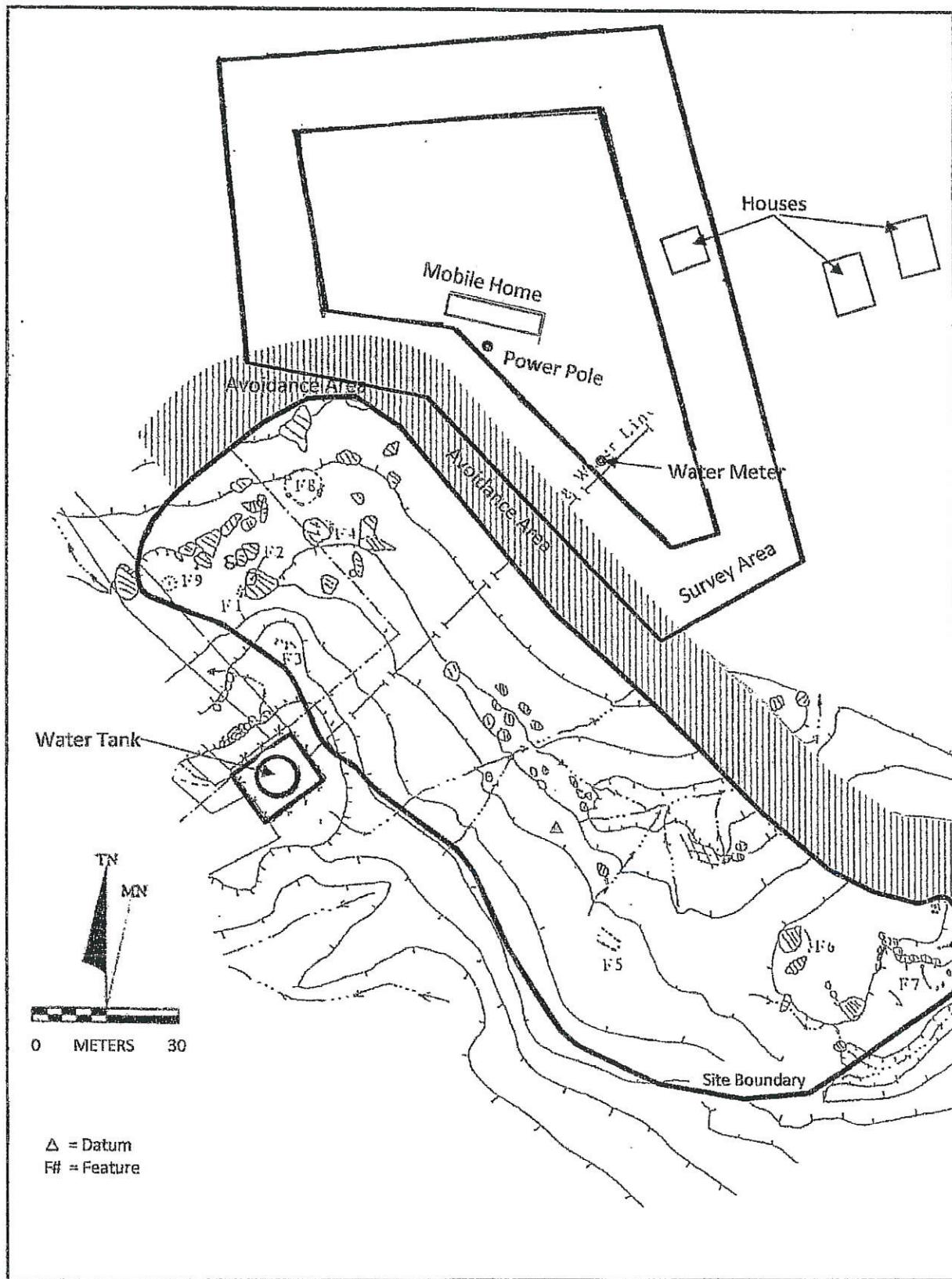


Figure 2. Plan map of site UT-C-54-169. Project No. AJMC-2203 (B22016).



THE NAVAJO NATION

Heritage & Historic Preservation Department
P.O. Box 4950 • Window Rock, Arizona 86515
(928) 871-7198 (tel) • (928) 871-7886 (fax)



CULTURAL RESOURCES COMPLIANCE FORM

NNHHPD NO.: HPD-23-545

CONSULTANT REPORT NO.: AJMC-2203

PROJECT TITLE: A Cultural Resource Inventory of a 1-acre Homesite Lease Location for Freeman Sam and Francine Eula Sam in Red Mesa Chapter, San Juan County, Utah

LEAD AGENCY: The Navajo Nation

SPONSOR: Freeman Sam and Francine Eula Sam,

PROJECT DESCRIPTION: There is currently an existing home with associated utilities within the irregular-shaped 1-acre homesite location. The clients are proposing to remove the existing mobile home and replace it with a modular home.

PROJECT ARCHAEOLOGIST: Julia M. Chavez

NAVAJO ANTIQUITIES PERMIT NO.: B22016

TOTAL ACREAGE INSPECTED: 2.50

DATE INSPECTED: 1/24/2022

DATE OF REPORT: 6/30/2023

METHOD OF INVESTIGATION: Class III pedestrian inventory with transects spaced 12 m apart

LAND STATUS: NN Tribal Trust Land

CHAPTER: Red Mesa

LOCATION: Township: 41S Range: 24E Section: UP

QUAD: White Mesa Village, UT (Aneth 3 NE) SLPN

UTM: Northing: 4119021 Easting: 650645

DATUM: NAD83 Zone 12

NUMBER OF ELIGIBLE PROPERTIES: 1

NUMBER OF NON-ELIGIBLE PROPERTIES: 0

NUMBER OF UNEVALUATED PROPERTIES: 0

NUMBER OF ISOLATED OCCURRENCES: 0

NUMBER OF TCPs: 0

NUMBER OF IN-USE SITES: 1

EFFECT/CONDITIONS OF COMPLIANCE: No Adverse Effect

PROCEED RECOMMENDED: Yes

CONDITIONS: Yes

SITE UT-C-54-169:

RESTRICTED ACCESS:

- A. All Vehicular Traffic Will Remain On Established Roads.
- B. No Mechanical Blading Nor Construction Of New Roads Will Occur Within Site Boundaries.
- C. All Construction/ground Disturbing Activities Will Avoid The Sites By A Minimum Of 50-ft From The Site Boundaries.
- D. No Surface Grading, Cuts, Fills Or Benching Operations Will Be Allowed. Straight-line Clearing For Work Roads Will Be Avoided.
- E. Shall Be Flagged By A Qualified Archaeologist With Any Future Construction Within 50-ft.



THE NAVAJO NATION

Heritage & Historic Preservation Department
P.O. Box 4950 • Window Rock, Arizona 86515
(928) 871-7198 (tel) • (928) 871-7886 (fax)



In the event of a discovery ["discovery" means any previously unidentified or incorrectly identified cultural resources including but not limited to archaeological deposits, human remains, or locations reportedly associated with Native American religious/traditional beliefs or practices], all operations in the immediate vicinity of the discovery must cease, and the Navajo Nation Heritage and Historic Preservation Department must be notified at (928) 871-7198.

FORM PREPARED BY: Lukai T. Nez

FINALIZED: 8/3/2023

R. M. Begay

08/04/23

Richard M. Begay, Department Manager/THPO
Navajo Nation Heritage and Historic Preservation Department

Date

(121)



THE NAVAJO NATION
Department of Fish and Wildlife
PO Box 1480, Window Rock, AZ 86515, (928) 871-6450

HOME SITE BIOLOGICAL CLEARANCE FORM

Applicant Name & Address: Freeman and Francine Eula Sam	NNHP No.:
	Agency: Northern/Shiprock Chapter: Red Mesa Chapter

Homesite Location:	Lat/Long: 42° 19.5' N - 109° 18' 9" W - NAD 83 - Red Mesa Chapter, San Juan County, UT
--------------------	---

In Compliance with the Navajo Nation Biological Resources Land Use Clearance Policies and Procedures (RCP), the Homesite Lease Policy & Procedures of 2014 and all other applicable Navajo Nation and Federal laws, regulations and policies, this Homesite lease (HSL) has been reviewed and meets the following requirements:

<input type="radio"/>	Administrative Action for Active Homesite Lease: Includes HSL Lease Renewals, HSL Modifications, HSL Transfers, Probate, and Home Renovations on existing homes.
<input type="radio"/>	Area 4: Homesite Lease is located within the Community Development Area.
<input checked="" type="radio"/>	Sufficient: Biological review has determine the HSL will not significantly impact the wildlife resources, threatened and endangered species including plants and their habitats.
<input type="radio"/>	Other:

Prepared by: Dayna Valentine, Wildlife Technician *Dayna Valentine* Date: 1-Sep-2022

Project Recommended for Approval to Proceed: YES NO

Gloria M. Tom Date: 9/2/22
Gloria M. Tom, Director, Navajo Nation Department of Fish & Wildlife

This homesite biological clearance is valid for the one (1) acre Homesite Lease identified in this review and for a period of 2 years from the issuance date. If no development occurs within the 2 years a new HBCF request will need to be resubmitted along with processing fee to our office.

If you have additional questions, please contact the Navajo Natural Heritage Program at (928) 871-6450. Thank you.



Navajo Natural Heritage Program
PO Box 1480
Window Rock, AZ 86515
(928) 871-6450
www.nndfw.org





General Land Development Department
PO Box 69 | St. Michaels, AZ 86511
928-871-6447 | gldd.org



Environmental Compliance Determination for Homesite

Applicant Information

Applicant Freeman Sam Co-applicant Francine Eula Sam
Agency Northern - Shiprock Chapter Red Mesa County, State San Juan, UT
Lat/Long (DMS) _____

Environmental Clearance Reviews

Biological Resource Clearance Form (BRCF)		Conditions: Y <input type="radio"/> N <input checked="" type="radio"/>
Cultural Resource Compliance Form (CRCF)		Conditions: Y <input type="radio"/> N <input checked="" type="radio"/>

Environmental Compliance Determination

The General Land Development Department's Environmental Compliance Determination (ECD) is established using the environmental clearance criteria of the Navajo Nation General Leasing Regulations of 2013 (16 N.N.C. § 2301 et. Seq.). Violations found through field investigation or reporting, by Navajo Nation cognizant agencies, can result in disciplinary actions and/or termination of lease.

Approved <input checked="" type="checkbox"/>	Conditional Approval	Denied
<p><i>Findings: the ECD is valid so long as the "Effect/Conditions of Compliance" out-lined on "Cultural Resources Compliance Form" and the "Home Site Biological Clearance Form" are implemented.</i></p> <p>The Environmental Compliance Determination (ECD) issued by the General Land Development Department confirms that the above-mentioned home site lease (HSL) application meets the environmental clearance criteria of the Navajo Nation General Leasing Regulations (16 N.N.C. 2301 et seq.). The proposed HSL has no significant impact(s) on the Navajo Nation's cultural, biological, or natural environments.</p>		

Action: the leasee and individuals in the immediate area have the primary responsibility to address violations by remediating according to all environmental laws, regulations, policies, and recommendations set forth by the Environmental Reviewer.

Compliance standards have been met and finalization of Homesite Lease application is recommended.

Approved by

Pamela A. Kyselka, Environmental Specialist GLDD

02/25/2025

Date

(123)

FY-2026 Annual Revenue Budget
Utah Navajo Trust Fund

A	B	C	D	E	F	G	H
Revenue	FY-25 Budget	FY-25 Actual Thru P-09	FY-25 Yr End Annualized	Annualized Difference	FY-26 Proposed	FY-2024	FY-2023
Interest (PTIF)	\$550,000	\$935,485	\$1,247,313	\$697,313	\$40,000	\$2,360,074	\$2,711,834
Royalty Receipts	\$3,400,000	\$2,838,010	\$3,096,011	-\$303,989	\$3,000,000	\$3,137,171	\$3,990,577
Rent Receipts	\$425,000	\$390,873	\$413,868	-\$11,132	\$415,000	\$414,632	\$388,321
Maintenance Reserves	\$26,641	\$26,893	\$26,893	\$252	\$26,800	\$26,641	\$26,641
Miscellaneouse	\$0		\$0	\$0		\$209	\$0
Investment Income/Res	\$0		\$0	\$0	\$1,000,000	\$7,491,115	\$3,583,403
Total Revenues	\$4,401,641	\$4,191,261	\$4,784,085	\$382,444	\$4,481,800	\$13,429,842	\$10,700,776

FY-2026 Annual Expense Budget

Utah Navajo Trust Fund

A	B	C	D	E	F	G	H
	FY-25 Budget	FY-25 Actual for 9 Months	FY-25 Yr End Annualized	Annualized Difference	FY-26 Proposed	FY-2024 Actual	FY-2023 Acrual
Employee Expenses							
1 Salaries (Administration)	\$360,000	\$349,253	\$465,670.67	(105,671)	\$490,000	\$454,388	\$306,731
2 Salaries (Construction Admin)	\$240,000	\$157,525	\$210,033.33	29,967	\$240,000	\$232,815	\$218,546
5 DAC (Per Diem)	\$4,000	\$2,053	\$2,737.33	1,263	\$4,000	\$3,772	\$3,268
6 Total Salaries	\$604,000	\$508,831	\$678,441	(74,441)	\$734,000	\$690,975	\$528,545
7 Employee Benefits	\$400,000	\$357,712	\$476,949	(76,949)	\$495,000	\$479,244	\$408,209
8 Human Resource & Payroll	\$21,500	\$19,697	\$19,697.00	1,803	\$21,000	\$19,697	\$17,662
9 Total Employee Expenses	\$1,025,500	\$886,240	\$1,175,088	(224,029)	\$1,250,000	\$1,189,916	\$954,416
Travel							
10 Staff & DAC	\$25,000	\$9,909	\$11,891.36	13,109	\$15,000	\$20,687	\$30,505
11 Board of Trustees	\$5,500	\$2,071	\$4,500.00	1,000	\$5,000	\$5,373	\$2,354
12 Total Travel	\$30,500	\$11,980	\$16,391	14,109	\$20,000	\$26,060	\$32,859
Operating Expenses							
13 Cell Phones	\$8,000	\$6,891	\$9,188	(1,188)	\$9,500	\$7,821	\$6,634
14 Other Contractual Services 6135	\$5,000	\$0	\$0	5,000	\$3,000	\$840	\$6,126
15 Postage	\$1,000	\$645	\$860	140	\$1,000	\$672	\$730
16 Office Supplies	\$5,500	\$4,709	\$6,279	(779)	\$5,500	\$5,897	\$3,527
17 Printing & Binding	\$500	\$42	\$56	444	\$300	\$56	\$441
18 Photocopy Expense	\$500	\$246	\$328	172	\$400	\$506	\$485
19 Legal Fees	\$15,000	\$14,691	\$19,588	(4,588)	\$18,000	\$10,868	\$18,054
20 Reception and Meeting Costs	\$6,000	\$4,559	\$5,471	529	\$6,000	\$6,345	\$5,151
21 Employee Training & Development	\$4,000	\$4,295	\$5,727	(1,727)	\$5,000	\$2,825	\$0
22 Prof Serv (Management Fees)	\$200,000	\$290,902	\$349,082	(149,082)	\$350,000	\$176,474	\$63,575
23 Office Furnishings (Under \$5,000)	\$5,000	\$1,400	\$1,867	3,133	\$3,500	\$10,030	\$447
24 Fleet	\$110,000	\$92,771	\$123,695	(13,695)	\$120,000	\$111,652	\$109,486
25 DTS Telecommunications	\$4,500	\$2,685	\$3,580	920	\$4,200	\$4,195	\$3,536
26 DTS Data Processing	\$60,000	\$47,756	\$63,675	(3,675)	\$65,000	\$57,449	\$46,184
27 DTS Data Processing Hardware	\$3,500	\$1,758	\$2,344	1,156	\$3,500	\$3,988	\$4,557
28 Total Operating Expense	\$428,500	\$473,350	\$591,739	(163,239)	\$594,900	\$399,618	\$268,933
Land/Buildings							
29 Insurance	\$22,000	\$22,650	\$22,650	0	\$23,000	\$19,160	\$14,310
30 Utilities	\$16,000	\$12,812	\$17,083	(1,083)	\$16,000	\$13,467	\$16,403
31 Blanding GSB Maintenance	\$732,000	\$810,183	\$810,183	(78,183)	\$160,000	\$361,176	\$159,987
32 Blanding GSB Landscaping	\$30,000	\$0	\$0	30,000	\$0	\$0	\$0
34 Total Building Maintenance	\$800,000	\$845,645	\$810,183	(10,183)	\$199,000	\$393,803	\$190,700
35 Total Land/Buildings	\$800,000	\$1,691,290	\$1,637,449	(59,449)	\$199,000	\$393,803	\$190,700
Construction Overhead							
36 Vehicles,	\$100,000	\$359,143	\$0.00	(259,143)	\$0	\$0	\$85,479
37 Construction Supplies/Equipment	\$45,000	\$13,895	\$18,526.67	26,473	\$25,000	\$13,227	\$11,938
38 Total Construction Overhead	\$145,000	\$373,038	\$18,527	(232,670)	\$25,000	\$13,227	\$97,417
Projects							
39 Chapter Projects	\$1,071,865	\$1,112,914	\$1,335,496.80	(263,632)	\$1,071,865	\$1,334,195	\$1,564,634*
40 Big Projects	\$500,000	\$0	\$0.00	500,000	\$500,000	\$0	\$657,695*
41 Veteran Housing \$80,000 per Client	\$300,000	\$162,000		162,000	\$240,000	\$240,000	\$178,548*
42 Design Build Utah					\$28,000		*
43 Outstanding Student Award Program	\$10,600	\$10,600	\$0.00	10,600	\$10,600	\$10,600	\$9,114
44 Student Enrichment	\$1,000	\$0	\$0.00	1,000	\$1,000	\$0	\$0
College Financial Aid or Short Term							
45 Training \$3,700 Max	\$400,000	\$280,316	\$336,379.20	63,621	\$350,000	\$386,889	\$331,241
46 Water Heater Program	\$6,000	\$5,187	\$6,916.00	(916)	\$6,000	\$1,176	\$35
47 Total Projects	\$2,289,465	\$1,571,017	\$1,671,876	473,589	\$2,207,465	\$1,972,860	\$2,741,267
48 Budget Total	\$4,718,965	\$5,006,916	\$5,111,069	(191,689)	\$4,296,365	\$3,995,484	\$4,285,591

\$ 4,481,800 Revenue
-\$185,435

UNTF Chapters		Projects Allocations		FY-2026		(G)
(A)	(B)	(C)	(E)	(F)		
	Population	Percent of Total	Allocation by Base	Amount and Population		
Aneth	3,021	31.48%	\$ 17,500	\$ 396,630	\$ 414,130	Aneth
BMDC	607	6.32%	\$ 17,500	\$ 79,694	\$ 97,194	BMDC *
Dennehotso	107	1.11%	\$ 17,500	\$ 14,048	\$ 31,548	Dennehotso
Mex. Water	824	8.59%	\$ 17,500	\$ 108,184	\$ 125,684	Mex. Water
Navajo Mtn	689	7.18%	\$ 17,500	\$ 90,460	\$ 107,960	Navajo Mtn
Oljato	2,366	24.65%	\$ 17,500	\$ 310,635	Not allocated	Oljato *
Red Mesa	1,629	16.97%	\$ 17,500	\$ 213,873	\$ 231,373	Red Mesa
Teechnospes	<u>354</u>	<u>3.69%</u>	<u>\$ 17,500</u>	<u>\$ 46,477</u>	<u>\$ 63,977</u>	Teechnospes
	9,597	100.00%	\$ 140,000	\$ 1,260,000	\$ 1,071,865	
allocation based on						
					\$ 1,400,000	

Note: Population is Utah side of each Chapter only

Note: \$25,000 of BMDC is for their Routine Budget, \$72,194 is for Chapter Projects

Note: Oljato allocation may not be applied if the Chapter does not use previous allocations

office and must safeguard materials from theft or damage.

(c) Upon Staff receipt of material verification forms, invoices will be processed for payment directly to the vendor.

R661-25-701. Funding.

- (1) UNTF preference is to fund projects on a reimbursement basis. However, in exceptional circumstances the UNTF Administrator has the authority to make advance disbursements up to Five Thousand Dollars (\$5,000) for mobilization expenses.
- (2) UNTF will disburse approved funding directly to Chapters or identified and approved contractors and/or vendors.
- (3) The Chapter or UNTF will retain 10% of the approved contractor billings until proof of completion of the housing project is provided to UNTF.
- (4) The Chapter must provide Staff with an annual report identifying the percentage of project completion and an explanation of what remains to be completed.

R661-25-801. Resale Approval Required.

Housing built, or appliances purchased, using UNTF funding may not be sold without prior UNTF approval.

R661-25-901. New Housing Capital Matching Program.

- (1) An applicant with at least 33.33% of the capital needed for an eligible project may be eligible for the Housing Capital Matching Program.
- (2) The Chapter must approve the applicant as an eligible Utah Navajo qualifying for UNTF assistance.
- (3) The matching funds must be in the form of cash. The eligible project must be funded in full, and UNTF must receive the cash prior to commencement of construction.
- (4) The matching funds cannot be in the form of a loan to the applicant or any other type of lien.
- (5) Eligible projects include new housing, additions, or major renovations, including ADA compliant features. Houses that are two stories or more are not eligible.
- (6) An applicant may not own another home at the time of entering into this program.

R661-25-902. Match Funding to Design Build Utah House Projects

- (1) Design Build Utah is an organization under the University of Utah's Architectural Program and builds one house per year in the Utah Navajo area. The houses are about 800 square feet and are designed and built by the architectural students with the assistance of a mentor.
- (2) UNTF will provide 50% match funding on Design Build Utah (DBU) projects that will be a UNTF setaside funding and that will not be charged the Chapter Projects allocation.
- (3) Match funding will be from NRF or other sources.
- (4) The Chapter and UNTF must approve the applicant as an eligible Utah Navajo qualifying for UNTF assistance.
- (5) The applicant must meet the requirements of the UNTF Residency Policy and all other housing assistance requirements such as the homesite lease requirements.

Joint Resolution of the
**UNTF DINE' ADVISORY COMMITTEE
AND THE UNTF BOARD OF TRUSTEES**

**REQUESTING \$4 MILLION FROM THE STATE LEGISLATURE THROUGH THE
GOVERNOR'S OFFICE TO MATCH FUNDS WITH A TAX CREDIT PROJECT AND
UNTF FOR THE RE-DEVELOPMENT OF THE BLUE MOUNTAIN APARTMENTS IN
BLANDING, UTAH**

WHEREAS;

1. The Congressional Act of 1933, 47 STAT. 1418, created the Utah Navajo Trust Fund and authorized by the State of Utah to collect 34.5% of oil and gas royalties for the benefit of Utah Navajo Residents, and amended in 1968, 82 Stat. 121, clarifying that benefits are intended for the health, education and general welfare of Navajos residing in the San Juan County, Utah; and
2. The Utah Navajo Trust Fund (UNTF) Dine' Advisory Committee was established pursuant to 2015 SB-90/ UCA 51-10-206 for the expressed purpose of advising the Utah Navajo Trust Fund (UNTF) Administration and the Board of Trustees; the Dine' Advisory Committee provides planning input and forwards recommendations to the UNTF Administration and the Board of Trustees regarding services and other issues affecting the Navajo people residing in San Juan County, Utah; and
3. The Utah Navajo Trust Fund (UNTF) Board of Trustees was established pursuant to 2015 SB-90/ UCA 51-10-202 for the expressed purpose of fiduciary oversight and approval of proposed expenditures from the fund; and
4. The Blue Mountain Apartments is a housing rental property consisting of 20 single wide trailers located at 400 East 500 South in Blanding, UT. The project was developed by the Blue Mountain Dineh Community (BMDC) and managed by them for several years. UNTF donated the land and also provide some financial funding at the beginning of the project. UNTF was forced to take over the management of the apartments when BMDC ran into violations, non-compliance, and a near shut-down of the property. UNTF developed an organization (Blue Mountain Dine' Associates) with Enterprise Corporation (associated with American Express) to manage the apartments. Enterprise Corporation bowed out of the arrangement after their 10-year compliance responsibility period expired and UNTF is the sole owner and manager of the apartments ever since 2016; and
5. The compliance period to keep the apartments as low-income housing was for a 99-year period and UNTF is in the 24rd year of this timeframe. UNTF has an apartment manager

that maintains all the compliance responsibilities such as intake, rent collection, reports, audits, and repairs and maintenance. In making repairs to the trailers, the units will definitely not last another 75 years so a plan was developed to request for additional tax credit monies to develop 20 new units on an adjoining parcel of land owned by UNTF and to demolish and rebuild 20 units in place of the existing trailers so that the total number of units would increase to 40 units; and

6. UNTF has hired the services of a tax credit consultant (Travois) to advise and package the tax credit funding on behalf of UNTF and UNTF has commissioned the services of the State of Utah's Division of Facilities Construction & Management (DFCM) to provide the architectural & engineering services as well as a general contractor to perform the construction work; and
7. The preliminary costs for this project is about \$18,480,994, of which, \$12,672,691 will come from Tax Credit funds and UNTF would be expected to contribute \$5,808,303. This amount would be difficult for UNTF to contribute \$5.8 million because UNTF cannot guarantee that only Utah Navajos can live in these units since they are open to all low-income applicants. Most of the tenants in the apartments are Utah Navajos they meet the requirements by circumstance. So, UNTF can contribute about \$1.8 million for this re-development project but not the entire \$5.8 million; and
8. The existing single wide trailers will be disposed of and the new units will be a stick-built contractor built apartment buildings that will last 30-40 years. They may be one-story or two-story, four-plexes, or townhouse design. The design will be finalized in the coming months as the development teams starts working on the design and engineering; and
9. This situation necessitates a request to the State of Utah Legislature since it would be benefitting not only Utah Navajos and but also all that qualify for this low-income housing program and be in line with State's goals of providing more housing in Utah.

NOW, THEREFORE BE IT RESOLVED THAT;

The Dine' Advisory Committee and the Board of Trustees of the Utah Navajo Trust Fund Requests \$4 million from the State Legislature through the Governor's Office to Match Funds with a Tax Credit Project and UNTF for the Re-Development of the Blue Mountain Apartments in Blanding, Utah.

CERTIFICATION

I, undersigned, hereby certify that the foregoing resolution was presented and discussed at a duly called combined meeting of the Dine' Advisory Committee and the Board of Trustees of the Utah Navajo Trust Fund held at the UNTF Office Building in Blanding, Utah, and on Teleconference at which a quorum was present and that the same was approved by a vote the DAC of in favor, opposed and abstained on this 6TH day of May 2025 and by a vote of the Board of in favor, opposed and abstained on this 6TH day of May 2025.

ATTEST: DINE' ADVISORY COMMITTEE

Melvin Capitan, Jr., Chair

Aretta Begay, Vice-Chair

Rebecca Benally, Secretary

ATTEST: BOARD OF TRUSTEES

Marlo M. Oaks, Chair

Project Development Cost Data						
Utah Navajo Trust Fund	<input type="checkbox"/> QCT or DDA					
Blue Mountain Diné Apartments	<input type="checkbox"/> Credit Rate Locked					
New Construction						
20 Total Units						
20 New Construction Units						
0 Rehab Units						
ITEM	TOTAL ESTIMATED COST	ELIGIBLE FOR 9% LIHTC BASIS	ELIGIBLE FOR 4% LIHTC BASIS	100% ADJUSTMENT		
TO PURCHASE LAND AND BUILDINGS						
Land	\$0	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx		
Existing Building (s)	\$0	xxxxxxxxxxxxxx	\$ -	xxxxxxxxxxxxxx		
Other: (specify)	\$0	xxxxxxxxxxxxxx	\$ -	xxxxxxxxxxxxxx		
SUBTOTAL	\$0	\$ -	\$ -	\$ -	\$ -	
SITE WORK						
On Site Work	\$2,000,000	\$ 2,000,000	xxxxxxxxxxxxxx	\$ 2,000,000		
Off Site Work	\$660,000	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx		
Other: Demolition	\$200,000	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx		
Other: Landscaping	\$0	\$ -	xxxxxxxxxxxxxx	\$ -		
SUBTOTAL	\$2,860,000	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	
NEW CONSTRUCTION						
New Structures	\$11,001,200	\$ 11,001,200	xxxxxxxxxxxxxx	\$ 11,001,200		
Community Amenity Allowance	\$525,000	\$ 525,000	xxxxxxxxxxxxxx	\$ 525,000		
General Requirements	\$863,172	\$ 863,172	xxxxxxxxxxxxxx	\$ 863,172		
Contractor Overhead	\$287,724	\$ 287,724	xxxxxxxxxxxxxx	\$ 287,724		
Contractor Profit	\$431,586	\$ 431,586	xxxxxxxxxxxxxx	\$ 431,586		
Construction Contingency	\$798,434	\$ 798,434	xxxxxxxxxxxxxx	\$ 798,434		
SUBTOTAL	\$13,907,116	\$ 13,907,116	\$ -	\$ -	\$ 13,907,116	
SUBTOTAL with SITE WORK	\$16,767,116	\$ 15,907,116	\$ -	\$ -	\$ 15,907,116	
Per Unit Hard Construction Cost	\$838,356	795,356				
\$398 per sq foot with GC fees but excluding contingency						
PROFESSIONAL FEES						
Architect, Design +	\$660,588	\$ 660,588	xxxxxxxxxxxxxx	\$ 660,588		
Architect, Supervision +	\$63,000	\$ 63,000	xxxxxxxxxxxxxx	\$ 63,000		
Attorney, Real Estate +	\$40,000	\$ 40,000	xxxxxxxxxxxxxx	\$ 40,000		
Geotech Testing / Reporting	\$6,500	\$ 6,500	xxxxxxxxxxxxxx	\$ 6,500		
ALTA / As-Built ALTA	\$40,000	\$ 40,000	xxxxxxxxxxxxxx	\$ 40,000		
Other:	\$0	\$ -	xxxxxxxxxxxxxx	\$ -		
SUBTOTAL	\$810,088	\$ 810,088	\$ -	\$ -	\$ 810,088	
CONSTRUCTION FINANCING COSTS						
Hazard & Liability Insurance	\$40,000	\$ 40,000	xxxxxxxxxxxxxx	\$ 40,000		
Title and Recording +	\$20,000	\$ 20,000	xxxxxxxxxxxxxx	\$ 20,000		
SUBTOTAL	\$60,000	\$ 60,000	\$ -	\$ -	\$ 60,000	
SOFT COSTS						
Appraisal +	\$0	\$ -	xxxxxxxxxxxxxx	\$ -		
Market Study	\$5,900	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx		
Environmental Study +	\$8,000	\$ 8,000	xxxxxxxxxxxxxx	\$ 8,000		
Tax Credit Fee +	\$128,339	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx	xxxxxxxxxxxxxx		
Independent accountant rent verification rep	\$0	\$ -	xxxxxxxxxxxxxx	\$ -		
HERS energy rater/Energy Star Cert	\$8,050	\$ 8,050	xxxxxxxxxxxxxx	\$ 8,050		

Accounting	\$25,000	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Capital Needs Assessment +	\$0	\$ -	xxxxxxxxxxxx	\$ -
Other: Tenant Relocation	\$300,000	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
SUBTOTAL	\$475,289	\$ 16,050	\$ -	\$ 16,050
SYNDICATIONS COSTS				
Partnership Organization Costs+	\$1,500	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Bridge Loan Fees and Expenses+	\$0	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Tax Attorney Fees+	\$15,000	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Other: Investor Syndication Fees	\$25,000	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
SUBTOTAL	\$41,500	\$ -	\$ -	\$ -
DEVELOPER FEES				
		Developer's % per State	15.00%	
Developer's Overhead +	\$0	\$ -	\$ -	\$ -
Developer's Profit +	\$500,000	\$ 500,000	\$ -	\$ 500,000
Tax Opinion +	\$0	\$ -	\$ -	\$ -
Consultant Fee +	\$115,000	\$ 115,000	\$ -	\$ 115,000
Other: (specify)	\$0	\$ -	\$ -	\$ -
SUBTOTAL	\$615,000	\$ 615,000	\$ -	\$ 615,000
			3.662%	3.662%
PROJECT RESERVES				
Rent-Up Reserves	\$0	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Operating Reserves	\$0	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Replacement Reserves	\$72,000	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx
Escrows	\$0	\$ -	xxxxxxxxxxxx	xxxxxxxxxxxx
SUBTOTAL	\$72,000	\$ -	\$ -	\$ -
TOTAL RESIDENTIAL COST				
TOTAL	\$18,840,994	\$ 17,408,254	\$ -	\$ 17,408,254
TOTAL COST PER UNIT		\$942,050		

QCT or Credit Rate Locked

TDC	\$18,840,994
LIHTC estimate @ \$.80 (portion that does not have to be repaid). Does not yet take into account detailed analysis of whether a slightly reduced LIHTC request would enable a more competitive application.	
	\$12,532,691
GP Capital	\$0
Estimated UNTF Contribution (April 2024)	\$6,308,303
Less AHP	\$0
Less Other	
Financed Through UNTF	\$6,308,303
Less Developers Fee (6-12 months after prc)	\$500,000
TOTAL NET FUNDS FROM UNTF (without any assumption of any other sources for the project such as AHP)	\$5,808,303

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Joint Resolution of the
**UNTF DINE' ADVISORY COMMITTEE
AND THE UNTF BOARD OF TRUSTEES**

**REQUESTING \$300,000 OF NON-CHAPTER FUNDING OR NRF INTEREST
ACCOUNT FUNDS FROM THE NAVAJO REVITALIZATION FUND (NRF) TO
MATCH FUNDS WITH UNTF FOR THE RED MESA CHAPTER HOUSING PLAN TO
BUILD NEW HOUSES**

WHEREAS;

1. The Congressional Act of 1933, 47 STAT. 1418, created the Utah Navajo Trust Fund and authorized by the State of Utah to collect 34.5% of oil and gas royalties for the benefit of Utah Navajo Residents, and amended in 1968, 82 Stat. 121, clarifying that benefits are intended for the health, education and general welfare of Navajos residing in the San Juan County, Utah; and
2. The Utah Navajo Trust Fund (UNTF) Dine' Advisory Committee was established pursuant to 2015 SB-90/ UCA 51-10-206 for the expressed purpose of advising the Utah Navajo Trust Fund (UNTF) Administration and the Board of Trustees; the Dine' Advisory Committee provides planning input and forwards recommendations to the UNTF Administration and the Board of Trustees regarding services and other issues affecting the Navajo people residing in San Juan County, Utah; and
3. The Utah Navajo Trust Fund (UNTF) Board of Trustees was established pursuant to 2015 SB-90/ UCA 51-10-202 for the expressed purpose of fiduciary oversight and approval of proposed expenditures from the fund; and
4. UNTF provides a yearly allocation of Chapter Projects funding; however, the Red Mesa Chapter has been very active to process house assistance to its constituents and they exhaust their funding on a regular basis; and
5. In an effort to increase the amount of funding for their new house projects, UNTF is requesting funding from the NRF's Non-Chapter Funding or Interest Account funding to match funding with UNTF sources.
6. UNTF and NRF will both provide Chapter Projects funding on a yearly basis and this helps but is not enough to meet the need. In addition to the regular Chapter Projects funding, the Red Mesa Chapter is requesting some of the Olene Walker Housing Trust Funding from the Navajo Utah Commission, and UNTF Veterans Housing funds, and Big

Projects funding and may need a supplemental house project funding just for the Red Mesa Chapter; and

7. Towards this end, UNTF is assisting the Chapter by identifying funds and developing a Housing Funding Plan to meet the needs of the growing need for housing.

NOW, THEREFORE BE IT RESOLVED THAT;

The Dine' Advisory Committee and the Board of Trustees of the Utah Navajo Trust Fund Requests the \$300,000 of Non-Chapter Funding or NRF Interest Account Funds from the Navajo Revitalization Fund (NRF) to match funds with UNTF for the Red Mesa Chapter Housing Plan to build New Houses.

CERTIFICATION

I, undersigned, hereby certify that the foregoing resolution was presented and discussed at a duly called combined meeting of the Dine' Advisory Committee and the Board of Trustees of the Utah Navajo Trust Fund held at the UNTF Office Building in Blanding, Utah, and on Teleconference at which a quorum was present and that the same was approved by a vote the DAC of __ in favor, __ opposed and __ abstained on this 6TH day of May 2025 and by a vote of the Board of __ in favor, __ opposed and __ abstained on this 6TH day of May 2025.

ATTEST: DINE' ADVISORY COMMITTEE

Melvin Capitan, Jr., Chair

Aretta Begay, Vice-Chair

Rebecca Benally, Secretary

ATTEST: BOARD OF TRUSTEES

Marlo M. Oaks, Chair

REAL PROPERTY LEASE AGREEMENT

THIS REAL PROPERTY LEASE AGREEMENT ("Lease") is made and entered into as of the _____ day of _____, 2025 by and between the Board of Trustees of the Utah Navajo Trust Fund, an agency of the State of Utah (Landlord), and _____ (Tenant").

WITNESETH:

WHEREAS, Landlord owns certain real property located at [street address] in the county of San Juan, Utah, comprised of approximately four (4) acres and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Premises");

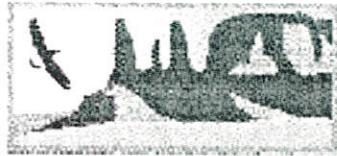
WHEREAS, Tenant desires to lease the Premises for the design, construction, operation, and management of a retail food store, upon the terms, covenants, and conditions set forth in this Lease;

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

ARTICLE I

PREMISES

**1.1 LEASE OF PREMISES. SUBJECT TO THE TERMS AND
CONDITIONS PROVIDED IN THIS AGREEMENT, LANDLORD LEASES TO
TENANT THE PREMISES CONSISTING OF APPROXIMATELY FOUR (4)
ACRES, OF UNDEVELOPED LAND IN MONTEZUMA CREEK, UTAH AND
MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT [RS1]
A[RS2].**



UNTF Financial Report Summary Ending March 31, 2025

Total UNTF Assets	\$ 93,857,064
Cash	\$ 1,341,771
PTIF Investments	\$ 902,159
Long Term Invest.	\$ 86,207,062
Income	\$ 2,665,868
Maintenance Expenses	\$ 15,940
Operating Expenses	\$ 165,964
Projects Expense	\$ 128,643
Financial Aid Awards	\$ 5,420

Chapter Information	UNTF FY 2025 Beginning Balance	YTD Chapter Project Approvals	Available Funds
Aneth	\$ 1,695,165.95	\$ 201,492	\$ 1,493,673.83
Blue Mnt Dine'	\$ 308,686.71		\$ 308,686.71
Dennehotso	\$ 139,889.37	\$ 69,537	\$ 70,352.37
Mexican Water	\$ 414,724.87	\$ 80,738	\$ 333,987.23
Navajo Mtn	\$ 636,462.94	\$ 139,360	\$ 497,102.94
Oljato	\$ 1,573,432.42	\$ 230,124	\$ 1,343,308.51
Red Mesa	\$ 285,409.35	\$ 96,592	\$ 188,817.18
Teechnospes	\$ 182,255.24		\$ 182,255.24
Big Projects	\$ 955,300.89		\$ 955,300.89
Veterans	\$ 300,000.00	\$ 161,932	\$ 138,068.00
Outstanding Seniors	\$ 10,500.00	\$ 800	\$ 9,700.00
Student Enrichment	\$ 1,000.00		\$ 1,000.00
Totals	\$ 6,502,828	\$ 980,574.84	\$ 5,522,252.90

** Totals do not include current meeting's projects

SPENCER J. COX
Governor

DEIDRE ENDERSON
Lt. Governor

KIRT SLAUGH
UNTF Board Chair



State of Utah



Utah Navajo Trust Fund

Statement of Net Position

As of March 31, 2025

Assets

Cash	\$	1,341,771
Cash Held By Trustee	\$	-
PTIF Investments	\$	902,159
Long Term Inv	\$	86,207,062
Investment FVA	\$	-
Receivables	\$	36,441
Leases Receivables Otl	\$	254,790
Capital	\$	5,384,006
Total Assets	\$	94,126,228

Liabilities

Current	\$	(269,165)
Total Liabilities	\$	(269,165)

Net Position **\$ 93,857,064**

Spencer J. Cox
Governor

Deidre Henderson
Lt. Governor

Marlo M. Oaks
UNTF Board Chair



State of Utah

Utah Navajo Trust Fund

Income Statement March 1 - March 31, 2025

Income

		Year to Date
Interest	\$ 84,914	\$ 935,485
Gain or Loss on Inv Sales	\$ 1,642,014	\$ 2,354,833
Fair Value Adjustment	\$ -	\$ (4,222,533)
Royalty Income	\$ 795,724	\$ 2,838,010
Rents	\$ 2,362	\$ 390,873
Maintenance Reserves	\$ -	\$ 26,893
Other Income	\$ -	\$ 7,769
NRF Reimbursements	\$ 140,854	\$ 873,096
Total Income	\$ 2,665,868	\$ 3,204,426

Expenses

		Year to Date
Administration	\$ 165,934	\$ 994,937
Building and Maintenance	\$ 15,940	\$ 1,087,122
Capital Expenses	\$ -	\$ 359,143
Depreciation	\$ 29,579	\$ 265,370
NRF Expenditures	\$ 493	\$ 243,712
Total Expenses	\$ 211,947	\$ 2,950,284

Project Expenditures

		Year to Date
Scholarships	\$ 5,420	\$ 280,316
Projects	\$ 64,721	\$ 588,776
Labor & Benefits	\$ 63,922	\$ 524,138
Total Projects	\$ 134,063	\$ 1,393,230
	\$ 346,009	\$ 4,343,514

Change in Net Position	\$ 2,319,859	\$ (1,139,088.68)
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STATEMENT OF ACCOUNT
P T I F
 UTAH PUBLIC TREASURERS' INVESTMENT FUND

Marlo M. Oaks, Utah State Treasurer, Fund Manager
 PO Box 142315
 350 N State Street, Suite 180
 Salt Lake City, Utah 84114-2315
 Local Call (801) 538-1042 Toll Free (800) 395-7665
www.treasurer.utah.gov

DAS FIN UNRHF-PELT SETTLEMENT
 JULIE D'ALE SANDRO

BUILDING MAIL

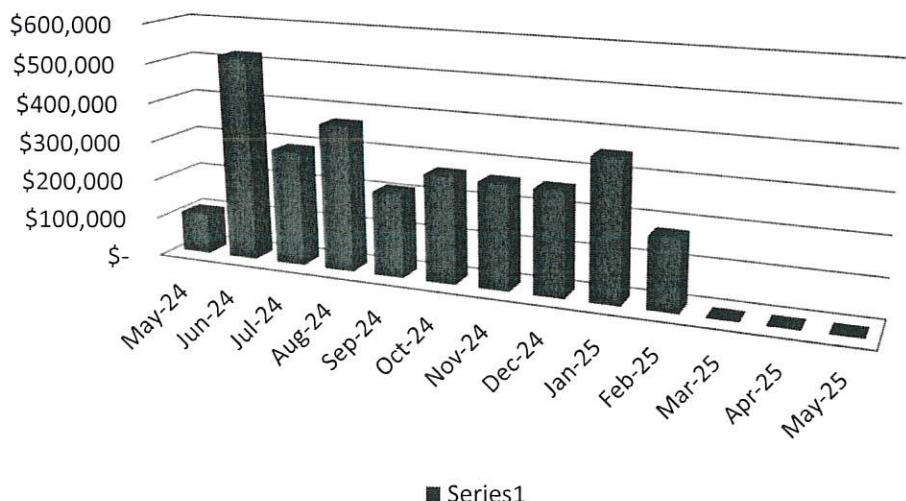
Account	Account Period		
5508	March 01, 2025 through March 31, 2025		
Summary			
Beginning Balance	\$ 921,981.31	Average Daily Balance	\$ 914,308.12
Deposits	\$ 3,483.23	Interest Earned	\$ 3,483.23
Withdrawals	\$ 19,822.41	360 Day Rate	4.4242
Ending Balance	\$ 905,642.13	365 Day Rate	4.4856

Date	Activity	Deposits	Withdrawals	Balance
03/01/2025	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 921,981.31
03/20/2025	JV2335	\$ 0.00	\$ 19,822.41	\$ 902,158.90
03/31/2025	REINVESTMENT	\$ 3,483.23	\$ 0.00	\$ 905,642.13
03/31/2025	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 905,642.13

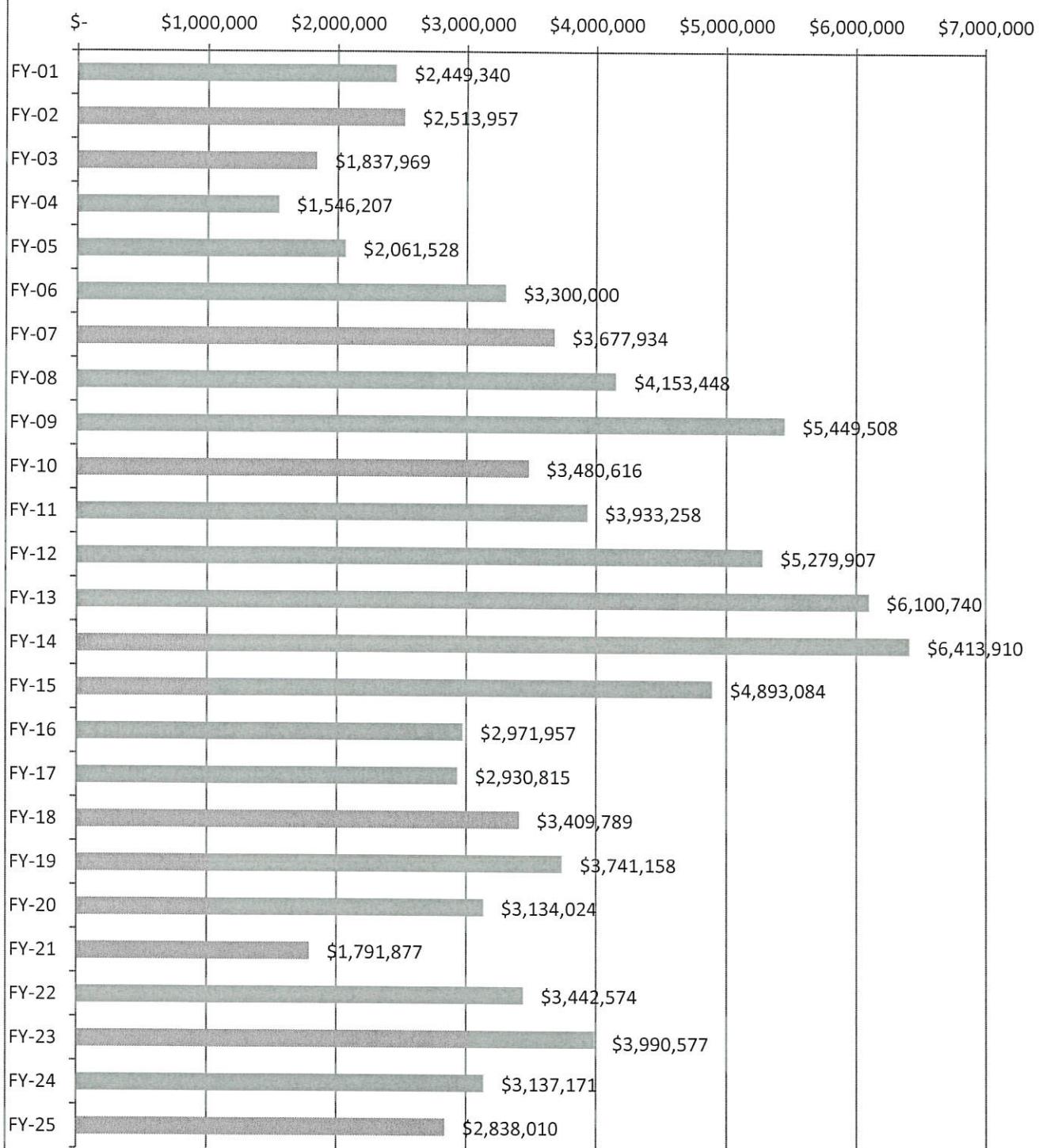
FY2025 ONRR Reported Royalties

Received	Date Applied	Royalties	Royalties-In-Kind	Non-Standard	ONRR Correction	Line Total
7/18/24	May-24	\$ 104,375.96				\$ 104,375.96
7/18/24	Jun-24	\$ 523,563.94				\$ 523,563.94
8/8/24	Jul-24	\$ 293,826.00				\$ 293,826.00
9/19/24	Aug-24	\$ 370,966.98				\$ 370,966.98
11/7/24	Sep-24	\$ 213,194.85				\$ 213,194.85
11/27/24	Oct-24	\$ 270,961.99				\$ 270,961.99
12/18/24	Nov-24	\$ 265,396.24				\$ 265,396.24
1/30/25	Dec-24	\$ 262,671.59				\$ 262,671.59
2/18/25	Jan-25	\$ 354,033.58				\$ 354,033.58
3/12/25	Feb-25	\$ 179,018.97				\$ 179,018.97
	Mar-25					\$ -
	Apr-25					\$ -
	May-25					\$ -
						\$ -
	Totals	\$ 2,733,634.14	\$ -	\$ -	Grand Total	\$ 2,838,010.10

FY-2025 UNTF Royalties



Utah Navajo Trust Fund - Royalties Per Year



SPENCER J. COX
Governor
DEIDRA M. HENDERSON
Lt. Governor
MARLO OAKS
UNTF Board Chair
CAPITAN, MELVIN, JR.
Dine' Advisory Cmte
TONY DAYISH
Administrator



State of Utah



Utah Navajo Trust Fund

DATE: March 19, 2025

TO: Mr. Tony Dayish, UNTF Administrator
FROM: Dorothy Phillips, Education Specialist
SUBJECT: UNTF Higher Education Spring Semester 2025

The following up date shows the number of students who were awarded scholarship under the Navajo Trust Fund (UNTF) and the San Juan Endowment for Spring Semester 2025.

CHAPTER	REG.UNTF STUDENTS		STT STUDENTS-REG		SJEND. STUDENTS		STT STUDENTS-SJE		AMOUNT TOTAL	
	#	AMT	#	AMT	#	AMT	#	AMT	#	AMT
Aneth	21	\$ 62,141.00	2	\$ 7,400.00	4	\$ 9,162.00	2	\$ 7,400.00	29	\$ 86,103.00
Blue Mtn Dine	0	\$ 0.00	0	\$ 0	2	\$ 4,878.00	0	\$ 0.00	2	\$ 4,878.00
Dennehotso	0	\$ 0.00	0	\$ 0	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
Mexican Water	4	\$ 10,609.00	1	\$ 2,775.00	2	\$ 4,928.00	0	\$ 0.00	7	\$ 18,312.00
Navajo Mtn	0	\$ 0.00	0	\$ 0	1	\$ 3,700.00	0	\$ 0.00	1	\$ 3,700.00
Oljato	4	\$ 11,003.00	0	\$ 0	2	\$ 7,201.00	1	\$ 2,427.00	7	\$ 20,631.00
Red Mesa	14	\$ 40,536.00	0	\$ 0	3	\$ 3,545.00	0	\$ 0.00	17	\$ 44,081.00
Teechospos	1	\$ 3,700.00	0	\$ 0	0	\$ 0.00	0	\$ 0.00	1	\$ 3,700.00
Total:	44	\$ 127,989.00	3	\$ 10,175.00	14	\$ 33,414.00	3	\$ 9,827.00	64	\$ 181,405.00

Total Reg. UNTF	44	\$ 127,989.00	SJ Endowment 2024-2025:	\$ 111,230.73
SJ Endowment	14	\$ 33,414.00	Fall Expended:	\$ 67,561.00
STT-REG	3	\$ 10,175.00	Spring Expended:	\$ 43,241.00
STT-SJE	3	\$ 9,827.00	Summer Expended:	\$ 0
Combined Total	64	\$ 181,405.00	Remaining Balance	\$ 428.73

(144)

By Chapter
SPRING 25 REGULAR UNTF FUND

STUDENT	AMOUNT	MAJOR	CL	Coll/Univ.	CHAPTER
1 Blackhorse, Tylah	\$ 2,775.00	Health Sci.	AS	WSU	ANTH
2 Capitan, Christopher	\$ 2,775.00	Integrated Studies	BS	USU-L	ANTH
3 Dance, Cyrell	\$ 3,707.00	CIS	AAS	FRCC	ANTH
4 Done, Anthony	\$ 2,775.00	Biology	BS	UofU	ANTH
5 Done, Lennon	\$ 843.00	English	BA	UofU	ANTH
6 Etsitty, Luanita	\$ 3,700.00	Counseling	MA	NMHU	ANTH
7 Harvey, Jerrick	\$ 3,528.00	Cyber Security	BA	SUU	ANTH
8 Holliday, Crystal	\$ 2,775.00	Sociology	BA	USU-B	ANTH
9 Howard, Kaeahliyah	\$ 2,775.00	Sports Med.	BS	SUU	ANTH
10 Keith, Vanessa	\$ 2,772.00	Practical Nurse	Cert	USU-B	ANTH
11 Lacy, Jadan	\$ 2,775.00	Chemistry	BS	SUU	ANTH
12 Lansing, Kadence	\$ 3,700.00	Pre-Nursing	BS	UofU	ANTH
13 Lee, Terilyn	\$ 2,237.00	GS	AS	USU-B	ANTH
14 Norton, Keona	\$ 3,700.00	Med. Lab Tech	AAS	USU-L	ANTH
Phillips, Lyle	\$ 2,775.00				
Phillips, Lyle	\$ (2,775.00)				
15 Phillips, Lyric	\$ 2,775.00	Agric. Sci.	AS	USU-B	ANTH
16 Primeaux, Lyrell	\$ 3,700.00	Criminal Justice	BA	FLC	ANTH
17 Tenorio, Felipe	\$ 2,929.00	Diesel Mgmt	AAS	SJC	ANTH
18 Tohsonii, Benjamin	\$ 3,700.00	Computer Sci.	BS	SUU	ANTH
19 Tso, Danielle	\$ 3,700.00	HEP	BS	USU-L	ANTH
20 Martin, Tewakeedah	\$ 800.00	Biomedical Sci	BA	D'C	ANTH
21 White, Sabastin	\$ 3,700.00	Instrum Control & E	AAS	SJC	ANTH
22 Allen, Allyn	\$ 2,286.00	Elec. Eng.	BS	NTU	MWTR
23 Nez, Chenina	\$ 1,848.00	Early Childhood	BA	USU-B	MWTR
24 Nez, Shaylin	\$ 2,775.00	Pre-Arch	BS	UofU	MWTR
25 Woody, Jaylinda	\$ 3,700.00	Const. Mgmt	BS	SUU	MWTR
26 Dee, Antoinette	\$ 2,310.00	ET&LC	MS	USU-B	OLJA
27 Dee, Tylan	\$ 2,775.00	EL&Policy	ED.E	UofU	OLJA
28 Fatt, Lamyah	\$ 3,143.00	Cosmetology	AAS	USU-P	OLJA
29 Holiday, Jessica	\$ 2,775.00	Rhetories	PHD	UofU	OLJA
30 Harvey, Rex	\$ 3,700.00	Elec. Eng.	BS	USU-L	RMES
31 Anderson, Kenissha	\$ 3,388.00	Integrated Studies	BS	USU-B	RMES
32 Atcity, Syncere	\$ 2,775.00	Games	BS	UoU	RMES
33 Atcity, Synessa	\$ 3,272.00	Nursing	BS	UofU	RMES
34 Bedonie, Quentin	\$ 2,775.00	Welding	CERT	USU-B	RMES
35 Dee, Chantelle	\$ 2,775.00	Nursing	BS	UNM	RMES
36 Harvey, Curestine	\$ 2,156.00	Psychology	BA	USU-L	RMES
37 Lameman, Mallory	\$ 3,700.00	Bus. Adm	BA	D'C	RMES
38 Mark, Janet	\$ 1,529.00	Elem Ed.	MA	NAU	RMES
39 Mark, TruShuan	\$ 3,700.00	Exercise Sci	BA	SUU	RMES
40 Mike, Alroy	\$ 1,827.00	IC& ET	AAS	SJC	RMES
41 Nakai, Daleni	\$ 2,775.00	GS	AS	USU-B	RMES
42 Sam, Tiana	\$ 3,700.00	Interdis. Studies	MA	SUU	RMES
43 Willie, Kianna	\$ 2,464.00	Integrated Studies	BS	USU-B	RMES
44 Dee, Haley	\$ 3,700.00	Pre-Med	BS	FLC	TNPS
\$ 127,989.00					

SPRING 25 SHORT-TERM UNTF FUND - REG TF

STUDENT	AMOUNT	MAJOR	CL	Coll/Univ.	CHAPTER
45 Jones, Everett	\$ 3,700.00	CERT	Cert	USU-B	ANTH
46 Yazzie, Binishita	\$ 3,700.00	IT Support	Cert	USU-B	ANTH
47 Dee, Sheena	\$ 2,775.00	HVY Equip	Cert	USU-B	MWTR
\$ 10,175.00					

FALL 25 SAN JUAN ENDOWMENT FUND

STUDENT	AMOUNT	MAJOR	CL	Coll/Univ.	CHAPTER
1 Tapaha, Robryan	\$ 2,284.00	GS	AS	USU-B	ANTH
2 Tot Chun, Marcus	\$ 1,950.00	Welding	AAS	USU-B	ANTH
3 Johnson, Malachi	\$ 2,428.00	Gen. Tech	AAS	USU-B	ANTH
4 Billie, Jennifer	\$ 2,500.00	Med. Assist	AS	USU-B	ANTH
5 Buenaventura, Esabell	\$ 1,178.00	GS	AS	USU-B	BMDC
6 Buenaventura, Ammarie	\$ 3,700.00	BS	BS	USU-B	BMDC
7 Benally, Yolanda	\$ 1,848.00	Gen. Tech	AAS	USU-B	MWTR
8 Howell, Nicolas	\$ 3,080.00	Eng,	AS	USU-B	MWTR
9 Pelt, Daesha	\$ 3,700.00	phar. Tech	AAS	USU-B	NMTN
10 Mose, Sameon	\$ 3,501.00	Pre-Med	BS	USU-B	OLJA
11 Binale, Noami	\$ 3,700.00	GS	AS	USU-B	OLJA
Dee, Tylan	\$ 2,775.00	EL&Policy	ED.E	USU-B	OLJA

Dee, Tylan	\$ (2,775.00)	EL&Policy	ED.I	USU-B	OLJA
12 Yazzie, Sage	\$ 1,117.00	Welding	AAS	USU-B	RMES
13 Denny, Marcus	\$ 1,000.00	GS	AS	USU-B	RMES
14 Yamashita, Madison	\$ 1,428.00	Integrated Studies	BS	USU-B	RMES
	\$ 33,414.00				

SHORT-TERM TRAINING - SJE

15 Bitsoie, Tayden	\$ 3,700.00	Hvy Equip	Cert	USU-B	ANTH
16 James, Justin	\$ 3,700.00	Hvy Equip	Cert	USU-B	ANTH
17 Chee, Kanisha	\$ 2,427.00	Med. Assist	Cert	USU-B	OLJA
	\$ 9,827.00				

Grand Total SJE: **\$ 43,241.00**

Grand Total Reg Fund: **\$ 138,164.00**

\$ 181,405.00

TOTAL SJE AWARD: **\$ 111,230.73**

TOTAL AWARD-FALL 24 **\$ (67,561.00)**

TOTAL AWARD-SPRING- **\$ (43,241.00)**

REMAINING BALANCE: **\$ 428.73**

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Blue Mtn Dine	0	\$0.00	0		2	\$4,878.00	0	\$0.00	2
Dennenhotsa	0	\$	-	0	0	\$0.00	0	\$0.00	0
Mexican Water	4	\$10,609.00	1	\$2,775.00	2	\$4,928.00	0	\$0.00	7
Navajo Mtn	0	\$0.00			1	\$3,700.00	0	\$0.00	1
Ojato	4	\$11,003.00			2	\$7,201.00	1	\$2,427.00	7
Red Mesa	14	\$40,536.00			3	\$3,545.00	0	\$0.00	17
Teeencospas	1	\$3,700.00			0	\$0.00	0	\$0.00	1
Total:	44	\$127,989.00	3	\$10,175.00	14	\$33,414.00	3	\$5,827.00	64
									\$181,405.00

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SJ Endowment	14	\$33,414.00	Expended: Fall	\$67,561.00
Qter: Wtr/Spr	0	\$0.00	Expended: Spring	\$43,241
STT-REG	3	\$10,175.00		
STT-SIE	3	\$9,827.00	Summer Expended:	\$0
Combined Total	64	\$181,405.00	Remaining Balance	\$428.73

DATE: May 1, 2025

TO: Tony Dayish, UNTF Administrator

FROM: John Nakai Project Manager

SUBJECT: UNTF Project Managers Report

Aneth Chapter

Hamilton Clark self-help material estimates for renovation received. Items have been ordered through Home Depot and San Juan Building Supply. NRF funds were approved 3-21-25 to complete purchase of materials.

Blue Mountain / West Water

Phillip Atene Roof repairs and siding 70% all materials delivered. Client still has not installed his siding yet.

Wood Project coordination with UNHS, Warm Elders (nonprofit), and San Juan Wood 4 Life. To assist elders to receive loads of wood and West Water Elders. (2025) UNTF Building 388 location is designated as wood distribution hub and will continue to receive semi-truck loads of wood.

Westwater - dump trailer and water hauling ready for community use. Includes maintenance, plate registration, agreement with Blue Mountain Dine for operation and maintenance (Feb 24)

Westwater - Subdivision land survey and recording through San Juan County and Navajo Nation, community has finalized lot assignments. All documentation is submitted to Navajo Nation for review

Westwater - IHS has installed a water access point next to the city maintenance Yard for community use until water is established in the West Water community, which is in use now. (Agreement made for water hauling services for West Water, at the completion of the waterline project the distribution hub will be turned over to the city of Blanding) UNTF still hauling water to 4 families.

Dan Black Trailer roof leaking, the client was advised to request a project through Blue Mountain Dine for the renovation work. (Still not an approved BMDC project)

Lee King Trailer repairs, client was advised to go through the formal process to have Blue Mountain Dine Community request for funding to replace toilet and do roof repairs.

Dennehotso Chapter

Dennehotso Project Tiny Homes – Providing technical assistance (July 2024), This is a tiny home that will be utilized for emergency situations. First unit is 90% complete, second unit is at 20%

Mexican Water Chapter

Johnson Skow new construction Shell is complete, plumbing is 100%, electrical 100%, flooring 100%, cabinets 100% overall project is 95%

Navajo Mountain Chapter

Ojato Chapter

Francine Shorty new construction foundation complete. Chapter approved addition funds UNTF work crews will take over construction.

Roger Nelson Chapter approved addition funds UNTF work crews will take over construction.

Avery Atene Chapter approved addition funds UNTF work crews will take over construction.

Patti Bedonie Chapter approved addition funds UNTF work crews will take over construction.

Red Mesa Chapter

Stanley Sam new construction electrical and plumbing completed. Insulation completed drywall complete paint complete, bathrooms tile 100%, flooring 100%, cabinets 90%. Overall project 90% scheduling for cement porch will be fall of 2024, will include spot footings for covered porch posts

Melissa Curley planning phase is at 5%. The UNTF work crews will build the footing and foundation. will be choosing one of UNTF floorplans 28x44 size

Tonia Bedonie 99% interior trim, countertop, touch ups are items that are needed to be finished. IHS has connected the dwelling to water at the end of August.

Calandra Hollie New construction Flooring selected will be delivered in May 2025. Overall project 70%.

Wood stove / pellet stove Working on securing wood/pellet stoves for our current UNTF projects along with clients from Red Mesa, Mexican Water, and Teecnospos chapters

Raymond and Jaylene Deschene New construction 28x44 Comb Ridge plan. Foundation in place. Confirming materials for subfloor package. The UNTF work crews have installed the footing and stem wall. Their son is a licensed contractor who is willing to help with the construct of the home on certain weekends when he is home at no charge for his parents. (Handyman Bam, LLC)

Teecnospos Chapter

Fenesia Manygoats new construction foundation complete, house shell complete, windows and doors installed. Metal roofing 100%, Plumbing rough in 100%, Electrical rough in complete 100%, Drywall 100% Overall project 80% UNTF assisted with installing drywall ceiling, around all doors, and windows

Alvylene Benally Trailer still on lot and working on documents to transfer or sell trailer. 1%

Completed Projects

Westwater Ramon Roberts volunteer group, wood hauling and painting of Bessie Jelly. (June 12-14, 2024)

Westwater Homesite Leases completed (Mar 2022)

Westwater Powerline Project complete (August 2021)

Westwater Waterline Project complete (April 2025) Completion Celebration April 25 USU Blanding Arts & Events Center

Westwater volunteer groups from California (2 separate groups) helped with community clean up 4/3 – 4/6, 30 yrd trash bin delivered per community request.

Carmen Dee (Teechnospes) (Dec 2020) DBU@B project 800 Sq. Ft.

Phileomena and Fabian Mitchell (Mexican Water) (Dec 2021) DBU@B "U" shaped house 800 Sq. Ft.

Catherine Plummer (Red Mesa) (Dec 2022) Design Build Utah (DBU@B) formally Design Build Bluff

Herman Norton (Aneth) (Dec 2023) DBU project Aug 30 – Dec 16 800 SQ. Ft.

Herbert Keams (Aneth) (Dec 2024) DBU project Aug 26 – Dec 21 800 Sq. Ft.

Gil Keith (Blue Mountain Dine) (Summer 2021) Roof repairs work completed by DD&I Construction LLC

Benjamin Keith (Blue Mountain Dine) (Summer 2021) Roof repairs work completed by DD&I Construction LLC

Spencer Singer (Blue Mountain Dine) (Summer 2022) Roof repairs on old section of home, work was completed by Knight Construction LLC

Lynn Begay (Aneth) (Spring 2021) Roof repairs and drywall replacement

Patsy Billie (Aneth) (Oct 2023) new construction by Sacred Mountain LLC

Sara Slowman (Aneth) (Jan 2023) new construction by Sacred Mountain LLC

Rose Phillips (Aneth) (Jan 2023) new construction by Sacred Mountain LLC

Roseanna Tenorio (Aneth) (Dec 2023) renovation by Sacred Mountain LLC started on 5-1-23 Project. (Project on hold per Aneth Chapter Admin)

Cecelia Joe (Aneth) (Sept 2023) renovation by Ed Yazzie Construction (EYC LLC) started on 5-8-23 Project (Project on hold per Aneth Chapter Admin)

Jerry Vance volunteer group assisted in framing the home of Karen Begay as well as helping with the insulation for Fenesia Manygoat. (June 27-31, 2024)

Janice Bitsoie windows, doors, and flooring are the items to be replaced, last item is front door replacement materials are on site. (Blue Mountain Dine) (Feb 24) This is a self-help project

Matthew Jim (Aneth Veteran Project) new construction by Ed Yazzie Construction (EYC LLC) (Mar 2025)

James Nez (Aneth Veteran Project) new construction by Ed Yazzie Construction (EYC LLC) (Jan 2025)

Police modular home remodel (Aneth) (Jan 2025) completed by S&S Construction LLC

Samuel Dee Self Help remodel (Red Mesa) (Nov 24) project 100%

Bessie Nez (Blue Mountain Dine) (Dec 2023) Is complete.

Halgaitoh Powerline Project

Project is complete (Jul 2023)

Blue Mountain Apartments

Montezuma Creek Child Care Center (MC-CCC)

Project is complete and passed all inspections. Center open house March 29, 2024

Aneth Solid Waste Station

Project is complete and now open.

Aneth 24-Acre

Aneth Warehouse

Completed October 2023

Montezuma Creek Community Center \$3.4 million approved by NN Council Sihasin funding, bidding was completed March 2024. They are in negotiations with contractor.

Lock smith training

Ogden Utah at The American Center for Locksmith Training attended Dec 3 through Dec 8

SLC at the Thomas S. Monson Center EDA Tech Hub Synergy Symposium 47G & UNR April 10

CONSTRUCTION PROJECTS BY U.N.T.F. CREWS

January 03, 2025

1 95% Johnson Skow (Mexican Water) 18x32 1-Bedroom

The house is almost completed. The closet shelves are completed and the trim-out house wiring is mostly done. Next is the countertop, kitchen sink, and under sink connections, and a wood deck.

2 95% Stanley Sam New House Project

This is a self-help project with some help from the UNTF work crews on the plumbing & other specialty work. The most recent work completed by the homeowners is the interior doors, casing, baseboard, and closet shelving. Next is the countertop for cabinets.

3 94% Anthony & Linda Eddie (Red Mesa) 28x44 New House

Cabinets are installed but one cabinet needs a correction, the shower pan was replaced with a regular bathtub in one bathroom. Next is the countertop, case & base, tile in both bathrooms, and a wood deck.

4 88% Roy Hathale (Dennehots Comb Ridge BKRR Project)

The 16x20 Addition was completed with an ADA bathroom and bedroom. Next is to request additional funding to renovate the existing kitchen.

5 82% Gourdin & Blair (Maryboy) Bitsinnie (Red Mesa) 28x44 New House

The interior doors were installed and currently the work is on the countertop. Next will be the case & base, tub surround in one restroom, vanity, toilet, finish plumbing & electrical, shelving, and wood deck.

6 76% LaQueena Martin New House 28x36 2-Bedroom

The electrical trim-out was completed. Next is the flooring, cabinets, countertop, case & base, finish plumbing, shelving, and concrete deck stoop.

7 75% Sharlene Redhorse (Red Mesa) House Renovation

All the windows have been replaced with trim. The Scope of Work also called for the porch deck to be re-built with a different design but the funding amount is not enough to complete the porch work.

8 74% Karen Begay (Teechnospes) 28x44 New House

The interior painting and flooring is completed. Next is the doors, base & case, cabinets, countertop, finish plumbing & electrical, shelving, and concrete deck stoop.

9 72% Frank Warren (Red Mesa) 28x44 New House

The insulation and drywall work was completed. Next is the tape & texture & interior painting.

10 60% Danny Atene (Dennehots Comb Ridge BKRR Project)

Addition to the east is done and the kitchen door was moved to the east. The bathroom and kitchen needs to be finished out, add WH, and minor renovation on house.

11 58% Joan Tsosie (Dennehots Comb Ridge BKRR Project)

A bathroom addition was complete. The electrical rough-in was completed and the insulation and drywall work will be next.

12 36% Glenn & Irene Seweingyawma (Red Mesa) 28x44 New House Veterans
The foundation, framing, trusses, metal roofing, and OSB sheathing (plywood) has been completed. Next will be the doors & windows.

13 20% Francine Shorty Begay (Olijato) 28x44 New House
The footing, stem wall, underground plumbing, and concrete floor have been completed. Next is the framing, trusses, and roofing.

14 17% Gordon Warren & Loretta King (Navajo Mountain) 28x44 New House
The footing, stem wall, and underground plumbing has been completed. Next will be the concrete floor.

15 17% Roger & Evelyn Nelson (Olijato) 28x44 New House
The footing, stem wall, & underground plumbing has been completed. Next will be the concrete floor.

16 17% Teddy Bitsinnie & Pearlinda Folgheraiter (Navajo Mountain) 28x44 New Veterans House
The footing, stem wall, and underground plumbing has been completed. Next will be the concrete floor.

17 14% Raymond & Jaylene Deschene (Red Mesa) 28x44 New House.
This project is burn-out MH unit. The footing from the MH three-pour will be re-used along with some new footing in some areas. The footing & stem wall were completed. Next is the wood floor framing.

18 14% Vicky Joe & Kenneth (Red Mesa) MH Renovation, Skirting, Addition, & Wheelchair Ramp
The pellet stove has been installed and the concrete block skirting, footing & stem wall for the addition has been completed. Next is the framing for the floor, walls, trusses, and metal roofing, and to fix the wheelchair ramp. Also waiting on the family to move their belongings out of one room so UNTF crews start renovating one room at a time.

19 5% Avery & Angela Atene (Olijato) 28x44 New House
There was confusion on the homesite lease location on this client. The footing and founcation work will begin in the Spring of 2025. Needs to improve his road still.

20 5% Larry & Marilyn Robinson (Red Mesa) 28x44 New House. The UNTF funding was approved Jan. 10, 2025 and now awaiting the NRF funding.

21 5% Luther Deswood (Dennehotso Comb Ridge BKRR Project)
The current bathroom will be renovated to ADA standards the addition is half-completed and will be fully completed.

22 5% Nancy Tsosie (Dennehotso Comb Ridge BKRR Project)
The family has been switching back and forth between renovating the existing house or building a new house and they have switch plans several times. Additonal funding was obtained for the major renovation project but plans have change again. The family is in the process of trading the house & HSL with her daughter so that a new house will be built for Nancy Tsosie/Andrew Tso.

23 5% Patti Bedonie (Olijato)
The Homesite Lease documents need to have the same name and spelling as the CIB so that this project can begin. The footing, stem wall, and concrete floor has been completed by the family.

24 5% Valentina Benally (Mexican Water) 28x44 New House. The UNTF funding was approved Jan. 10, 2025 and now awaiting the NRF funding.

COMPLETED PROJECTS (2018-2024)

- 1 Brian Stanley (Dennehotso) 28x44 New House completed March 28, 2025
- 2 Anthony & Rachel Dee New House Project 28x36 2-Bedroom House completed March 2024
- 3 Arlene Rivera (TxR-eecnospos) 24x40 house renovation 100% Sept 2021
- 4 Brenda Brown (Oljato) 100% January 2022
- 5 Charles Betsuie (Mexican Water) 24x40 House Renovation Project 100% September 2022
- 6 Clarence Whitehorse (Aneth) House Addition & Renovation 100% Completed May 10, 2023
- 7 Darlene Eddie (Red Mesa) 28x36 2-Bedroom completed in May 2024
- 8 Edelbert Slim, Dennehotso, 16x24 Addition (June 2021)
- 9 Elizabeth Yellowman Warren (Mexican Water) 32x40 New House completed Nov. 01, 2023
- 10 Esther Mark Martin 100% Replaced Roof Sept 2021
- 11 Esther Martin Mark (Red Mesa) 14x70 Single wide trailer renovation
- 12 Gaylene Nez (Red Mesa) 24x40 house
- 13 Gina Smith New House Project 28x36 2-Bedroom House completed January 2024
- 14 Gordon Folgheraiter (Naatsis'Aan) 28x44 new house 100% August 2022
- 15 Huberta Slim (Dennehotso) 28x44 new house
- 16 Hugh Pelt Veterans New House completed June 2022
- 17 Hugh Pelt, Veterans (Mexican Water) 24x36 new house
- 18 James (Armeda) Benally (Red Mesa) Wheelchair Ramp completed Nov. 14, 2024
- 19 Janet Mark (Red Mesa) 28x44 new house
- 20 Jerrald Dee (Red Mesa) 28x44 New House 100% Completed May 10, 2023
- 21 Jessica June (Dennehotso) 30x42 new house
- 22 John & Katera Martinez (Red Mesa) New House (Veterans) 28x44 3-Bedroom completed Sep. 20, 2024
- 23 Karen Holiday (Red Mesa) 28x44 new house
- 24 Kefrin Ann Cly (Oljato) 28x44 new house 100% Sept 2021
- 25 Leo Blackhorse (Red Mesa) 28 x 40 new house
- 26 Leonora Lameman, Veteran, & Bryan Sloan (Naatsis'Aan) 28x44 New House Completed April 2024
- 27 Lorraine Silas (Red Mesa) 28x 36 new house
- 28 Lucille Murphy (Red Mesa) New House 28x44 3-Bedroom completed April 2024
- 29 Lula Benally (Red Mesa) 28x36 new house
- 30 Marilyn (Mary) Begay (Teeecnospos) 100% Sept 2021
- 31 Marilyn Toney Yazzie (Red Mesa) 20x44 house (July 2021) (added wiring to WH & dryer Oct 2023, Pellet stove, pad installed Nov. 2023)
- 32 Mary Barlow (Red Mesa) New House 28x44 3-Bedroom completed April 2024 / Powerline connected 7/31/2024
- 33 Marylene Tapaha (Red Mesa) completed April 2024
- 34 Natoni Nakai (Red Mesa) 28x36 new house
- 35 Nellie Dishface (Red Mesa) 24x40 new house
- 36 Norman Nakai, Veterans (Red Mesa) 28x36 new house
- 37 Patsy Silas (Red Mesa) 28x36 new house
- 38 xR-Raymond Billy John (Red Mesa) New House 28x36 2-bedroom. The foundation digging was the only work done then the client died when project started and the funding will be returned back to the Red Mesa Chapter's budget.
- 39 Ronald Hunt, Veteran (Red Mesa) 28x44 new house
- 40 Ryan E. Benally (Red Mesa) New House Project (Veterans) Completed Nov. 01, 2023
- 41 Shaun Eskee (Red Mesa) 28x40 new house / Powerline connected 7/31/2024
- 42 Sylvia Zhonnie Ben (Teeecnospos) 24x46 completed October 03, 2024
- 43 Ty Coggleshell (Red Mesa) 16x24 new house

44 Wyona Atene (Oljato) 100% February 2023

45 xR-Allen Gene Holly (Red Mesa) 16x18 House Addition 100% completed May 01, 2023

46 xR-Anna Sampson & Dixon Jones 100% completed March 19, 2023
Installed water heater that homeowner purchased. UNTF purchase minor items.

47 xR-Bldg 388 windows replaced, water damage boards replaced, concrete apron completed, ext painting

48 xR-Daisy Holiday (Red Mesa) House Renovation (July 2021)

49 xR-Harvey Yazzie (Teecnospos) 100% November 2022

50 xR-Henry Saltclah (Teecnospos) 2,253 Sq.Ft. declared as completed in April of 2024, Mr. Saltclah is deceased and the only item left was to convert the master bathroom into an ADA bathroom. The remaining funding will be returned to the Chapter

51 xR-Ina Blackwater Miles (Red Mesa) Wheelchair Ramp Slope Correction completed in May 2024

52 xR-Isabel Emerson (Red Mesa) house renovation

53 xR-Jean Cly 100% completed March 26, 2023
Installed shower pan and renovated bathroom and purchased doors.

54 xR-Jimmy Chee (Oljato) Roof Repair (August 2021)

55 xR-Lillian Johnson (Teecnospos) Wheelchair Ramp & Observation Ramp 100% October 2022

56 xR-Lillian Thomas (Red Mesa) Wheelchair Ramp completed October 03, 2024

57 xR-Mamie Stanley (Dennehotso) 24x40 house renovation 100% November 2022

58 xR-Samuel Dee (Red Mesa) House Renovation Self-Help completed Sep. 20, 2024

59 xR-Sewing Plant: cleaned up the building in prep for leasing

60 xR-Spencer Singer (BMDC) Roof Repair completed Sep.10, 2024

61 xR-Tony Dee House Addition & ADA Project 100% The ADA modifications were completed in the single wide

62 xR-Transitions Building rails were completed, toilet repairs, roof overhang repairs

63 xR-Tully Lameman, Sr. (Red Mesa) Wheelchair ramp was completed July 2023

64 xR-UNTF Office Bldg Blanding GSB Re-Roofing (Entire Roof) Project completed by DFCM

65 xR-Victoria Dee (Teecnospos) House Renovation completed June 2023

66 xR-Willis Whitehorse (Red Mesa): Convert bathroom into ADA bathroom 100% complete June 28, 2024

67 xR-Willis Whitehorse, Veterans (Red Mesa) 14x60 single wide trailer renovation

44 House Projects Completed since 2018 (7 years)

6.286 House Projects Completed Per Year

23 House Renovation Project Completed since 2018

3.286 House Renovation Projects Completed per Year

SPENCER J. COX
Governor

DEIDRE HENDERSON
Governor

MAROL M. OAKS
UNTF Board Chair

TONY DAYISH
Administrator



State of Utah

Utah Navajo Trust Fund



UNTF Administrator's Report

To: the UNTF Board of Trustees (BOT) and the Dine' Advisory Committee (DAC)

Date: May 06, 2025 DAC-BOT Combined Meeting

1 Westwater (WW) Waterline Project

- a. This waterline project was completed in March of 2025. A celebration gathering was conducted April 25, 2025 at the USU-Blanding campus where a number of VIP's were in attendance including Pres. Buu Nygren, Lt. Gov. Deidre Henderson, and others.

2 Aneth 24-Acre Development Master Planning

- a. The new Chapter Officials of the Aneth Chapters requested a hold on activities until they can research the past activities and get familiar with the project.

3 Montezuma Creek Community Center (Multi-Purpose Bldg)

- a. The new Chapter Officials of the Aneth Chapters are getting familiar with this project and determining the next steps that should be taken. One of the tasks still needed is to have a Project Manager assisgned by CPMD.

4 Dennehots 11 SS Comb Ridge Bathroom & Kitchen Preparation Project

- a. The UNTF work crews continue to work on the houses on Comb Ridges to prepare the houses to receive the IHS waterline project. The work at Roy Hathale is completed, the Joan Tsosie addition and house renovation is mostly complete, the next projects are the Nancy Tsosie house and the Luther Deswood house.

5 Blanding GSB Boiler Replacement

- a. The boiler project at the Blanding GSB (office building) has been completed in April of 2025 and the final cost was \$962,421.76.

6 Mont Creek 5-Acre Sale to UNHS for Grocery Store

- a. Robert Steed has prepared a lease agreement for the four-acre lease of land to UNHS. This will be reviewed by UNTF Administration, and the Dine' Advisory Committee, and the Board of Trustees.
- b. UNHS has completed their land survey and is continuing to work with their architect to complete the preliminary plans for the grocery store development.

7 Naatsis'Aan Chapter House Renovation Project

- a. There was one bid for this project and the NN-CPMD awarded the contract to Loren A. Miller (LAM) Corporation but the project is at a standstill now probably due to a large amount of work that is placed on the NN-CPMD and not enough staff to get all the projects done.

8 Red Mesa Administration Building Project

- a. The architect has completed the Programming Phase but the project is at a standstill now probably due to a large amount of work that is placed on the NN-CPMD and not enough staff to get all the projects done.

9 Montezuma Creek Post Office Project

- a. The architectural work has been completed and the next step is for the Navajo Utah Commission to obtain construction funding. A meeting was held with the main regional leaders of the post office regarding the design of the building.
- b. It was decided during the March 05 meeting that mainly the building shell will be built and the U.S. Postal Service will provide their own design, their own boxes, counter, offices, receiving areas and that 2,000 sq. ft. will be provided to the post office. The lease agreement will be negotiated to account for USPS initial investment in this building.
- c. The remaining 1,200 of the building will be constructed and leased out to either UPS, FEDEX, or possibly to a Credit Union.

10 Oljato Chapter and Housing Committee

- a. The Oljato Housing Committee has re-established itself by coordinating with the Chapter officials identifying committee members, develop policies, receiving, reviewing, prioritizing applications, and recommending funding proposals for housing. The committee plans on recommending 18 clients to receive housing assistance and submitting funding requests to UNTF and NRF. The committee was very adamant to make sure to use the funding that is available since it has not been used for housing for over 10 years and there is a critical need for housing in the Oljato Chapter area.

11 Red Mesa Chapter and Housing Committee

- a. The RMC is working on a housing plan to possibly fund about 14 new house projects. They plan to limit the size to a smaller size so that more housing clients can be helped.

12 New Chapter Officials/New CSC Orientation

- a. Several Utah Navajo Chapters have newly-elected Chapter officials or have hired a CSC or a Chapter Manager and UNTF has been providing orientation sessions on an individual basis. A group orientation session is being planned by the Navajo Utah Commission.

13 Wood Hauling Activities

- a. UNTF has been part of the Wood for Life group and has been recognized as a Wood Hub, meaning a place where the wood being harvested from Colorado can be delivered to the old Dineh Lumber yard for cutting & splitting. UNTF is also making connections with wood clearing activities in the Utah area and we are doing more and more wood hauling activities, so much that it would be time to establish a formal wood hauling program and provide a budget for these activities.