



Utah Navajo Trust Fund



UNTF Dine' Advisory Committee – Goulding's Restaurant

10:00 am, Friday, January 08, 2016

MEETING MINUTES

Note: it snowed heavily in this whole region and the committee commenced with the meeting even though the meeting place was without electrical power and heating. We met next the long bank of exterior windows so that we could have sufficient lighting. The electric and heating came on at 12:00 noon and we were able to continue the meeting in good shape.

- I. CALL MEETING TO ORDER: *Ryan Benally called the meeting to order at 10:30 a.m.*
 - a. Roll Call: *Wyona Atene performed the roll call, six members were in attendance at the beginning of the meeting, which formed a quorum:*
 - i. *Atene, Wyona*
 - ii. *Benally, Ryan*
 - iii. *Maryboy, Jerrica*
 - iv. *Myerson, Al*
 - v. *Nez, Stanley*
 - vi. *Stevens, Hank*
 - vii. *Later on, Jamie Harvey arrived at 11:15 a.m.*
 - viii. *Melvin Capitan was absent and excused due to family obligations*
 - b. Recognition of Staff and Guests
 - i. *Alfred Myerson, UNTF Dine' Advisory Committee member*
 - ii. *Helen Myerson, wife of Alfred*
 - iii. *Tony Dayish, UNTF Administrator*
 - iv. *Lynn Stevens, UNTF Project Manager*
 - v. *Maury Bergman, UNTF Financial Manager*
 - vi. *Dorothy Phillips, UNTF Education Specialist*
 - vii. *Melinda Blackhorse, UNTF Projects Specialist*
- II. REVIEW & APPROVAL OF AGENDA *Stanley Nez motioned to approve the agenda as presented, 2nd by Alfred Myerson, Vote: 6-0.*
- III. REVIEW & APPROVAL OF MINUTES
 - a. Dec. 04, 2015 Dine' Advisory Committee Meeting
Stanley Nez motioned to approve the 12/04/15 meeting minutes, 2nd by Jerrica Maryboy, Vote: 6-0.
- IV. LEASE AGREEMENT - MADE, Inc. Proposal to Lease Montezuma Creek Sewing Plant
Stacey Ellis, owner of MADE, Inc. was not able to attend this meeting due to bad winter weather conditions.

V. SELECTION OF SUB-COMMITTEE MEMBERS

a. Health, Education, and General Welfare Sub-Committees

Wyona Atene motioned to approve the following assignments, 2nd by Stanley Nez, Vote: 7-0.

Health Subcommittee: *Stanley Nez, Jamie Harvey, and the representative from the Teecnospos Chapter*

Education Subcommittee: *Wyona Atene, Jerrica Maryboy, and Ryan Benally*

General Welfare Subcommittee: *Alfred Myerson, Henry Stevens, and Melvin Capitan*

VI. ORIENTATION PRESENTATIONS

a. New Hire Packets, Mileage Rate Change Maury Bergman & Committee Members

Mr. Bergman explained that new procedures are in place to pay per diem & travel expenses to committee members. In the past, UNTF paid committee members by reimbursement checks but now payments are handled by direct deposit and payments are considered income to the members except when an overnight stay is involved and hotel expenses are involved, then it is considered travel reimbursement. Mr. Bergman collected documents needed from the committee members for direct deposit.

b. Update on UNTF Administrative Rules & Policies Lynn Stevens

Mr. Stevens explained that the UNTF Board finalized some of the UNTF Rules and submitted them to the Administrative Rules process to ensure that UNTF has their “foot in the door” and this first set of rules will be published soon. Whatever policies that were not included this time around will be submitted later on. When all rules are in place, the Chapters will still have an opportunity to amend the rules on a regular amendment basis.

c. Orientation: UNTF Programs Tony Dayish

Mr. Dayish provided orientation on some of the UNTF programs in the past several committee meetings but was not able to get to all orientation materials because of time restrictions. Today’s presentations are a continuation of the orientation process. Mr. Dayish provide summary information on the following UNTF programs: Homesite Lease, Powerlines & Housewiring, Photovoltaic (Solar) Systems, Water Development, Culinary, and Septic Systems, Health Facility Improvement, Public Facility Projects, Office Equipment Purchase & Repair, and Heavy Equipment Purchase & Repair.

d. Orientation: Chapter Projects Allocation & UNTF Funding Proposal Process Dorothy Phillips

Dorothy Phillips provided an orientation on the UNTF chapter projects funding process as well as the proposed allocation to each chapter done by population figures. Each request for funding has to have a chapter resolution, materials list, at least two quotations, homesite lease and other required documents.

e. Orientation: NRF Funding Process Melinda Blackhorse

Melinda Blackhorse provided an orientation on the State of Utah-Navajo Revitalization (NRF) chapter projects and non-chapter funding process as well as the allocation to each chapter, coordination with the chapters, and reimbursements. She praised the quality of work that is done by the UNTF construction crews.

- f. Orientation: UNTF Properties Maury Bergman
Maury Bergman provided information on land, buildings, and other holdings that belong to UNTF to get the committee members familiarized with UNTF-owned properties. Mr. Bergman showed an aerial photo of each property and a description of how these properties are being used.
- i. Montezuma Creek Land
 - ii. Montezuma Creek Clinic Building
 - iii. Montezuma Creek Housing Subdivision (North & South)
 - iv. Montezuma Creek Sewing Plant
 - v. Montezuma Creek Sewing Plant House (Transitions)
 - vi. Montezuma Creek Warehouse
 - vii. Bluff Fairgrounds
 - viii. Monument Valley Clinic
 - ix. Blanding GSB
 - x. Blue Mountain Apartments
 - xi. Bldg 388
 - xii. Pink Building
 - xiii. Shumway Collection-Anasazi Pottery
 - xiv. Construction Equipment: Flatbed Trailers, Cement Mixers, Generators, Vehicles
- g. Orientation: Special Problems & Projects..... Tony Dayish
Mr. Dayish described specific problems with each of the following UNTF-owned properties to get the committee members familiar with the problems. The goal was educate the members of the information for now and not to seek solutions at this time. Each of the following has more issues but the main ones are highlighted.
- i. Montezuma Creek Subdivision Housing Units
Problem: UNTF does not have any records of the payments for the housing units, the occupants claim that they have paid off the housing payments only a couple of occupants have their original bill of sale and receipts that show the payment history. At one point, UNTF offered to grant the houses to the occupants but the people that claim to have paid off their units say it is not fair to those that did pay on their units. They say if UNTF grants the house to their neighbor who did not pay off their unit, then they want a refund. Jamie Harvey recommended that UNTF should use UNTF monies and bulldoze the houses, get the house rebuilt new, possibly create new loans for a portion of the cost, and the occupants would have to agree to drop all claims from the past.
 - ii. Montezuma Creek Sewing Plant
Problem: This property may have outlived its usefulness. Most businesses that lease the building and equipment are short-lived (they average about 30 months of operation and have to default). The UNTF Administrator has recommended to renovate the building to an office building that will have a more reliable revenue source.
 - iii. Bluff Fairgrounds
Problem: Only about 1/3rd of the land owned is usable with the 2/3rds being the in the stream bed. There have been talks by Utah Navajos to relocate the Bluff Fair to the reservation but there hasn't been any agreement on where to locate it to and land availability is a problem. UNTF is hesitant to develop the grounds or to make major repairs in case the fairgrounds are moved, then monies would be used to move the equipment rather than repair. The previous UNTF board had recommended to sell this property.

- iv. Re-Surveys of UNTF Properties
Problem: There are discrepancies between the old way of surveying base on NAD27 and the new way NAD83, which has caused some of the UNTF property to encroach on neighboring properties. Each UNTF-owned property is being re-surveyed.
- v. Montezuma Creek Warehouse – Remove 10 feet & Re-do Lease with Weatherization
Problem: because of the re-surveying problem, it was discovered that this warehouse has to have about 10 feet of the building removed to ensure that it is not encroaching on the neighbor's property and to move the fence to the new line.
- vi. Blue Mountain Apartments
Problem: The 15-year period for the Tax Credit has expired and UNTF's partner, Enterprise, LLC, will be exiting the arrangement; however, the requirement to keep this as low-income rental housing still applies for 99 years from the original project origination. The units are single-wide mobile homes that are deteriorating and are in need of repairs. And there is a balloon payment due in October of 2016 to the State of Utah-Housing Division/Olene Walker Housing Trust Fund. There is a plan to request for forgiveness of the loan but no one knows of the outcome at this time.
- vii. Develop Additional Housing at Montezuma Creek
Problem: the Aneth Chapter and the Red Mesa Chapter has approached UNTF before in the past requesting if UNTF develop the un-developed lots for their clients that they want to help but that do not have land on the reservation. UNTF had proposed building an independent living apartment for elderly in 2007 right before the Sunset happened. These lots might be used for additional housing lots if the housing at the UNTF subdivision are re-constructed.
- viii. Determine Trust Fund Amount to be Invested at a Higher Amount
Project: the trust fund monies are currently invested in the Public Treasurers Investment Fund (PTIF), which is currently earning a very low return of about 0.5%. Under the new SB-90 legislation, there is a provision to invest some of the UNTF funds in a higher earning account than the PTIF. The plan is to have the Dine' Advisory Committee and Board of Trustees decide on an amount to be invested at a higher rate and request the treasurer's office to identify appropriate investments.

VII. REPORTS

- a. UNTF Administrator Report Tony Dayish
Mr. Dayish reported on several items including several public facility projects that UNTF is assisting with such as the Mexican Water Multi-Purpose Building#2 Project, Red Mesa Administration Building Project, Teecnospos Chapter House Roof Repair Project, and the Oljato Chapter House Renovation/Reconstruction Project.
- b. Higher Education Program Report Dorothy Phillips
Dorothy Phillips reported that 84 students have been assisted so far in the Winter Semester at an amount of \$259,827.49. The Endowment amount of \$57,124.29 for the 2015-2016 school year has been used up.

- c. Financial Report Maury Bergman
Maury Bergman reported that the Trust Fund amount is currently at \$67,089,058.28. The Office of Natural Resources Revenue (ONNR) has reported royalty amounts of \$1,558,505.86 so far after five months. At this rate, the expected revenue at the end of the fiscal year would be \$3.1 million, which is down from previous years. The PTIF balances are PTIF-Regular: \$31,899,801.52 and PTIF-Pelt \$26,444,049.32.
- d. Projects Report Melinda Blackhorse
Melinda Blackhorse provided a handout that shows the progress of the Sunset Housing Projects and the projects funded by the Navajo Revitalization Fund.

VIII. ANNOUNCEMENTS

- a. 2016 State of Utah Legislative Session starts on Jan. 19, 2016.

IX. NEXT MEETING

Alfred Myerson motioned that the next meeting should be on Feb. 09, 2016 in Salt Lake City to enable the committee members to attend the Feb. 08, 2016 Native American Day on Capitol Hill event, 2nd by Wyona Atene, Vote 7-0.

X. ADJOURNMENT

Stanley Nez motioned to adjourn the meeting at 4:40pm.