



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lt. Governor

MARLO M. OAKS
Board Chair

Utah Navajo Trust Fund



ARETTA BEGAY
Dine' Advisory Committee Chair

TONY DAYISH
UNTF Administrator

UNTF Dineh Advisory Committee Meeting
Friday, July 08, 2022 2:30 p.m. to 5:30 p.m.
Hybrid Meeting: Blanding GSB and Teleconference Meeting
Base Location: 151 East 500 North, Blanding, UT 84511
Teleconference Meeting: Google Meet
meet.google.com/azb-hxoj-jed
or Join by Phone: +1 (617) 675-4444 PIN 512 587 764 7816#

MEETING AGENDA

A. CALL MEETING TO ORDER Aretta Begay, Chair

1 Roll Call:

- ___ Aretta Begay, Chair, Teecnospos
- ___ Rebecca Benally, Red Mesa
- ___ Jamie Harvey, Aneth
- ___ Melvin Capitan, Jr., Aneth
- ___ Anna Mae Jim, NaatsisAan
- ___ Stanley Nez, Blue Mtn Dineh Comm.

2 Recognition of Guests and Staff

B. REVIEW AND APPROVAL OF MINUTES

April 22, 2022 DAC Regular Meeting, Hybrid Meeting Pg. 10

C. NEW BUSINESS

- | | |
|---|----------------------|
| 1 FY-21 Annual Audit | Maury Bergman Pg. 15 |
| 2 Red Mesa / Benally, Armada & James / Wheelchair Ramp / Chapter Projects | \$3,000.00 |
| 3 Red Mesa / Tsosie, Helen / New House Completion / Chapter Projects | \$17,005.00 Pg. 39 |
| 4 Red Mesa / Bedonie, Tonia / New House Completion / Chapter Projects | \$8,000.00 Pg. 47 |
| 5 Red Mesa / Benally, Donna / Winterization of House / Chapter Projects | \$3,582.60 |
| 6 Red Mesa / Holly, Allen Gene / House Addition Completion / Chapter Projects | \$6,000.00 |
| 7 Red Mesa / Lameman, Tully / Wheelchair Ramp / Chapter Projects | \$4,500.00 |

D. REPORTS

- | | |
|------------------------------------|--------------------|
| 1 Dineh Advisory Committee Reports | Members |
| 2 Endowment Fund Report | Christopher Pieper |

- 3 UNTF Education Report (written)
- 4 UNTF Financial Report (written)
- 5 UNTF Housing Projects Report (written)
- 6 UNTF Administrator's Report (written)

Dorothy Phillips Pg. 63
Maury Bergman Pg. 66
(Written) Pg. 73
Tony Dayish Pg. 79

E. ANNOUNCEMENTS

- 1 Dineh Advisory Committee Members
- 2 UNTF Administration
 - a. Native American Summit, July 28, 2022 Univ. of Utah

F. DAC MEMBER TO NEXT UNTF BOARD MEETING

- 1 August August 03, 2022 Teleconference Meeting at 10:30 am

G. NEXT MEETING

- 1 Sept. 09, 2022 Hybrid Teleconference and In-Person Meeting

H. ADJOURNMENT



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

April 18, 2022

Dear Rebecca Benally,

Congratulations on your appointment to the Dine' Advisory Committee. As governor, I would like to personally thank you for your willingness to serve the state of Utah as a member of the Dine' Advisory Committee.

As you begin your service to Utah, I would like to remind you of the six priorities from the One Utah Roadmap: economic advancement, education innovation and investment, rural matters, health security, equality and opportunity, and to streamline and modernize state government. By working together, in unprecedented ways, I know we will make great strides in these areas that are crucial for Utah's success.

Thank you for your commitment to the well-being of Utah and for your dedication and service. Best wishes as you continue your service on the Dine' Advisory Committee.

Sincerely,

A handwritten signature in black ink, appearing to read "S. J. Cox", written in a cursive style.

Spencer J. Cox
Governor

April 15, 2022

The Honorable Spencer J. Cox
Governor, State of Utah
State Capitol Building, Suite 200
Salt Lake City, Utah 84114

Dear Governor Cox:

President J. Stuart Adams has asked me to inform you that on April 13, 2022, the Senate confirmed the following appointments:

David Johnson as a Judge of the Third District Juvenile Court.

Mandy Larsen as a Judge of the Sixth District Court.

Dine' Advisory Committee:

Rebecca Benally is appointed to replace ~~Ted Wilson~~ ^{Ryan E. Benally} as a member of the Dine' Advisory Committee, the remaining portion of the term to expire May 15, 2022. See Utah Code 51-10-206.

Private Activity Bond Review Board:

Sheri Dearden is appointed to replace Wayne Cushing as a member of the Private Activity Bond Review Board, for the remainder of the term to expire July 1, 2024. See Utah Code 35A-8-2103.

Weber Basin Water Conservancy District Board Of Trustees:

Paul Summers is reappointed representing Southern Davis County as a member of the Weber Basin Water Conservancy District Board Of Trustees, the remaining portion of a term to expire February 23, 2026. See Utah Code 17B-2a-1005(2)(c).

Mark Anderson is appointed to replace Bret Millburn representing Davis County as a member of the Weber Basin Water Conservancy District Board Of Trustees, the remaining portion of a term to expire February 23, 2026. See Utah Code 17B-2a-1005(2)(c).

Kym Buttschardt is reappointed representing Weber County as a member of the Weber Basin Water Conservancy District Board Of Trustees, the remaining portion of a term to expire February 23, 2026. See Utah Code 17B-2a-1005(2)(c).

Jared Anderson is appointed to replace Dee Walderon representing Morgan County as a member of the Weber Basin Water Conservancy District Board Of Trustees, the remaining portion of a term to expire February 23, 2026. See Utah Code 17B-2a-1005(2)(c).

Christopher Robinson is appointed to replace David Ure representing Summit County as a member of the Weber Basin Water Conservancy District Board Of Trustees, the remaining portion of the term to expire February 23, 2026. See Utah Code 17B-2a-1005(2)(c).

Boards of Pardon and Parole:

Bradley Rich is reappointed as a full-time member of the Board of Pardons and Parole, a term to expire March 16, 2026. See Utah Code 77-27-2.

Utah Securities Commission:

Peggy Hunt is reappointed as a full-time member of the Utah Securities Commission, a term to expire October 19, 2026. See Utah Code 61-1-18.5.

Sincerely,
S/Jennifer Storie
Secretary of the Senate

Rebecca M. Benally
Montezuma Creek, Utah
84534

May 17st, 2021

Honorable Gov. Spencer J. Cox
Utah State Governor
The Office of Gov. Spencer J. Cox
350 North State Street, Suite 200
PO Box 142220
Salt Lake City, Utah 84114-2220

Governor Spencer J. Cox:

This letter will serve as my interest to be considered for the UNTF Dine Advisory Committee, representing the Red Mesa Chapter House. Through my years of experience in education, public service, and now a career in Public Health, believe I am best fit to represent my community and chapter.

The Utah Navajo people, especially the youth, elderly, veterans, and poverty stricken families have been m priority all my life. It is reflected in my education background which includes a Bachelor's degree in Education and a Master's Degree in Education. I believe both my years in education working among the Red Mesa community is more than necessary to be a part of the Utah Navajo Trust Fund Dine Advisory committee.

I only need to look outside my door to see the needs my people still require such as basic housing, access to potable water, public projects for our community, and the simplest things most Americans take for granted.

To serve my Utah Navajo community as a member of the Dine Advisory Committee would not only be my honor, but also a great responsibility.

Respectfully,



Rebecca M. Benally



RED MESA CHAPTER
Red Mesa, Navajo Nation, Utah
RMC- 04-051721



RESPECTFULLY APPROVING AND SUPPORTING MS. REBECCA M. BENALLY AS ONE OF THE NOMINEES FROM RED MESA CHAPTER TO SERVE ON THE UTAH NAVAJO TRUST FUND- DINE' ADVISORY COMMITTEE.

WHEREAS:

1. Pursuant to 26 N.N.C. § 3(A), the Red Mesa Chapter is a certified chapter of the Navajo Nation as listed and under 11 N.N.C. Part 1, 10; and
2. Pursuant to 26 N.N.C. § 1(B), the Red Mesa Chapter is delegated as the government authority to make decisions over local matter consistent with Navajo Law, custom, and tradition and under 11 N.N.C., Part 1 § 10, the Red Mesa Chapter is also delegated the authority to make local decisions in the best interests and welfare of the community members; and
3. The Utah Navajo Trust Fund (UNTF) is an independent agency of the State of Utah whose role is to administer the Navajo Trust monies for eligible expenditures and in compliance with laws and rules on behalf of the State, Utah Navajo Chapters, and Utah Navajos; and
4. Red Mesa Chapter's Utah residents are beneficiaries of the Utah Navajo Trust Fund and are represented by the UNTF Dine' Advisory Committee members; and
5. A minimum of two Utah Navajo Trust Fund Dine' Advisory Committee nominees are required for each Utah Navajo Chapter to submit to the Utah Governor's Office; and
6. Ms. Rebecca M. Benally is interested in serving aboard the Utah Navajo Trust Fund-Dine' Advisory Committee representing the Red Mesa Chapter; and
7. Ms. Rebecca M. Benally is a member of the Navajo Nation and the Red Mesa Chapter, Utah Navajo residing in San Juan County, Utah, and an authorized beneficiary of the Utah Navajo Trust Fund via the UNTF Residency Policy; and
8. Ms. Rebecca M. Benally is exceptionally proficient with Utah Navajo Trust Fund Policies and Rules, Red Mesa Chapter Policies and Regulations, Red Mesa Chapter Housing Policies, and State and County laws and Standards; and
9. Ms. Rebecca M. Benally plays an active role in engaging with community issues and concerns for the Utah Navajo people to include the U.S. Treasury Tribal Advisory committee, Utah State Department of Agriculture and her current position as the Health Promotion and Education Director for San Juan County Public Health; and
10. Ms. Rebecca M. Benally submits a resume' and letter of interest with this resolution as requested of all Utah Dine' Advisory Nominees to the Governor's Office and Chapter Officials.

NOW THEREFORE BE IT RESOLVED:

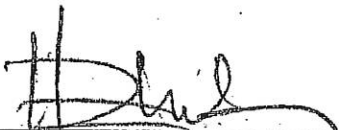
The Red Mesa Chapter hereby respectfully approves and supports Ms. Rebecca M. Benally one of the nominees to serve on the Utah Navajo Trust Fund-Dine' Advisory Committee for the Red Mesa Chapter.

CERTIFICATION

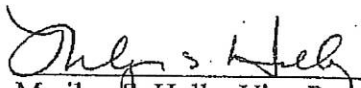
We hereby certify that the foregoing resolution was duly considered by the Red Mesa Chapter of the Northern Agency at a duly called meeting in Red Mesa, Navajo Nation, Utah, at which a quorum was present and that same passes by a vote of 25 in favor, 00 opposed, and 02 abstained on this 17th day of May 2021.

Motioned by: Ms. Marilyn Holly


Seconded by: Ms. Lucille Bitsuie



Herman Farley, President



Marilyn S. Holly, Vice-President



Marlene Dee-Ben, Secretary/Treasurer

Charlaine Tso, Council Delegate

UTAH NAVAJO TRUST FUND and NAVAJO REVITALIZATION FUND

2022 Board Meeting Calendar

Note: This meeting schedule calendar is subject to change.

Please subscribe to Utah Public Meetings Website for latest changes.

NRF Board Meetings		
2022		
Deadline	Meeting Date & Place	
Jan 10	Jan 20	Teleconference postponed - rescheduled to Feb
Feb 03	Feb 17	Teleconference 1:30 PM
March		
April 07	April 21	Teleconference 1:30 PM
May		
June		
July 07	July 21	Teleconference 1:30 PM
Aug		
Sep		
Oct 06	Oct 20	Teleconference 1:30 PM
Nov		
Dec		

Dine' Advisory Committee		
2022		
Deadline	Meeting Date & Place	
Jan 04	Jan. 14	Teleconference
Feb. 14	Feb. 24	Hybrid Mtg 5:00 PM
March - no mtg		
April 12	April 22	Hybrid Mtg
May - no mtg		
June - no mtg (June 03 mtg postponed)		
June 24	July 08	Hybrid Mtg
August - no mtg		
Aug. 26	Sep. 09	Hybrid Mtg
October - no mtg		
Oct. 21	Nov. 04	Hybrid Mtg
December - no mtg		

Board of Trustees	
2022	
Meeting Date & Place	
January - no mtg	
February - no mtg	
Mar 18	Teleconference
April - no mtg	
May 06	Teleconference
June - no mtg (June 17 postponed)	
Aug 03	Teleconference
August - no mtg	
Sep. 23	Teleconference
October - no mtg	
Nov. 18	Teleconference
December - no mtg	

This schedule as of

7-Jul-22

supersedes any previous schedules. Please dispose of any previous schedules

Email NRF Proposals on or
before the deadline date to:

Paul Moberly
1385 S. State Street
Salt Lake City, UT 84115
phone (607) 339-8259
moberpaul@utah.gov

Email UNTF Proposals on or
before the deadline date to:

Tony Dayish, Administrator
151 East 500 North
Blanding, UT 84511
phone (435) 678-1460
tdayish@utah.gov

Board of Trustees proposals
are entertained by the
Dine' Advisory Committee first

Minutes of the

UNTF Dine' Advisory Committee Meeting

Friday, April 22, 2022

2:00 p.m. – 5:00 p.m.

Blanding GSB Conference Room and Teleconference

Base Location 151 E. 500 N. Blanding, UT 84511

Hybrid In-person and Teleconference meeting: Google Meet

meet.google.com/ief-dmkgp-ihz or join by Phone: (US)+1 617 675-4444

Pin: #365 645 399#

A. CALL MEETING TO ORDER: Aretta Begay, *Chair*, called the meeting to order at 2:38 p.m.

1. Roll Call: Aretta Begay conducted the roll call. Five members were present, which constituted a quorum.

X	Aretta Begay, Chair, Teecnospos	X	Melvin Capitan, Jr. Aneth
X	Ryan Benally, Vice Chair, Red Mesa		
X	Anna Mae Jim Naatsis'Aan		
X	Jamie Harvey, Aneth		
X	Stanley Nez. Blue Mtn Dine' Comm (4:00) pm		

2. Recognition of Guests & Staff:
 - a. Herman Farley, Red Mesa Chapter President
 - b. Darlene Pino, Naatsis'Aan Chapter Vice-President
 - c. Brendyna Holmes, Aneth Chapter Housing Specialist
 - d. Tony Dayish, UNTF Administrator
 - e. Dorothy Phillips, UNTF Education Specialist
 - f. John Nakai, UNTF Project Manager
 - g. Rosie Dandy, UNTF Projects Specialist
 - h. Roberta Brady, UNTF Office Specialist
 - i. Aaron Waite, Office of the Attorney General

B. REVIEW AND APPROVAL OF MINUTES

1. November 13, 2021 DAC Meeting Minutes, St. George, UT
2. February 24, 2022 DAC Regular Meeting , Hybrid Meeting

The DAC reviewed the minutes of the November 13, 2021 and February 24, 2022 DAC meeting. No changes were recommended.

Ryan Benally motioned to approve the November 13, 2021 and February 24, 2022 UNTF DAC Meeting Minutes as presented. Ryan Benally seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

C. NEW BUSINESS

1. Outstanding Senior Award Program (OSAP)

Dorothy Phillips explained the process by which the students were selected for the OSAP awards including the applications, portfolios, interviews, evaluation, and scoring. The ten students that have been selected for the 2022 OSAP were as follows:

<i>Aneth / Kiley Scott</i>	<i>\$1,000</i>
<i>Aneth / Lennon Done</i>	<i>\$1,000</i>
<i>In the Place of BMDC / Tolonqua Nakai (Aneth)</i>	<i>\$1,000</i>
<i>In the Place of Dennehotso / Amos Nocki (Aneth)</i>	<i>\$1,000</i>
<i>In the Place of Mexican Water / Brett James (Aneth)</i>	<i>\$1,000</i>
<i>Naatsis'Aan / Ilii Neang</i>	<i>\$1,000</i>
<i>Oljato / Tiayana Tsosie</i>	<i>\$1,000</i>
<i>Oljato / Tasheena Cly</i>	<i>\$1,000</i>
<i>Red Mesa / Heidi Thomas</i>	<i>\$1,000</i>
<i>Tecnospos / Weston Manygoats</i>	<i>\$1,000</i>
<i>Other OSAP \$100 each x 5 applicants</i>	<i>\$500</i>
<i>Total</i>	<i>\$10,500</i>

Melvin Capitan Jr. motioned to approve \$10,500.00 for the OSAP awards as presented. Ryan Benally seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

2. Aneth / Billie, Patsy Kelly / New House / Chapter Projects \$57,561.92

The Aneth Chapter requests \$57,561.92 from their Chapter Projects allocation to build a house for Patsy Kelley Billie. An NRF Grant was previously approved (565c) for \$92,233. The house is being built by Sacred Mountain Construction (building contractor). All documentation has been received and the UNTF staff recommends approval.

3. Aneth / Phillips, Rose / New House / Chapter Projects \$81,741.29

The Aneth Chapter requests \$81,741.29 from their Chapter Projects allocation to build a new house for Rose Phillips. The Chapter will also request \$65,452.50 to NRF for this project. The house is being built by Sacred Mountain Construction (building contractor). All documentation has been received and the UNTF staff recommends approval

4. Aneth / Little, Timothy / House Renovation / Chapter Projects \$26,130.51

The Aneth Chapter requests \$26,130.51 from their Chapter Projects allocation to renovate a single wide trailer house for Timothy Little. His trailer was victim to extensive roof damage from high winds. The Chapter will also request \$25,120.20 from NRF for this project. The renovation work will be completed by Sacred Mountain Construction (building contractor). All documentation has been received and the UNTF staff recommends approval

5. Aneth / Slowman, Shannon / New House / Chapter Projects \$65,452.50

The Aneth Chapter requests \$65,452.50 from their Chapter Projects allocation to build a new house for Shannon Slowman. The Chapter will also request \$81,784.69 from NRF for this project. The house will be built by Sacred Mountain Construction (building contractor). All documentation has been received and the UNTF staff recommends approval.

Melvin Capitan Jr. motioned to approve Items 2-5 for the Aneth Chapter as presented. Jamie Harvey seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

6. BMDC / Bitsoie, Janice / House Renovation / Chapter Projects \$10,000
The Blue Mountain Dine' Community requests \$10,000 from their Chapter Projects allocation for door and window replacement and other house renovation items for Janice Bitsoie. This project will be handled on a self-help basis. All documentation has been received and UNTF staff recommends approval.

7. BMDC / Singer, Spencer / House Renovation / Chapter Projects \$10,000
The Blue Mountain Dine' Community requests \$10,000 from their Chapter Projects allocation roof repairs and other house renovation items for Spencer Singer. Mr. Singer is planning on utilizing specialists for the repairs. All documentation has been received and UNTF staff recommends approval.

8. BMDC / Nez, Bessie / House Renovation / Chapter Projects \$10,000
The Blue Mountain Dine' Community requests \$10,000 from their Chapter Projects allocation for roof repairs and carport repairs and other renovation items for their single wide trailer house. Since Mr. Nez lives in a trailer park where the land does not belong to her, UNTF received a document from the landowner that if Ms. Nez ever moves from the property, she can take the carport with her. All other documentation was received and the UNTF staff recommends approval.

Melvin Capitan Jr. motioned to approve items 6-8 for \$10,000 each as presented for Janice Betsoie, Spencer Singer, and Bessie Nez. Jamie Harvey seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

9. Red Mesa / Johnson Begay / Wood- Coal Stove, Pellet / Chapter Projects \$1,500
10. Red Mesa / Geraldine Benally / Wood – Coal Stove, Pellet / Chapter Projects \$1,500
11. Red Mesa / Anita Dee / Wood – Coal Stove, Pellet / Chapter Projects \$1,500
12. Red Mesa / Marilyn Shorty Holly / Wood-Coal Stove, Pellet / Chapter Projects \$1,500
13. Red Mesa / Esther Mark / Wood – Coal Stove, Pellet / Chapter Projects \$1,500
14. Red Mesa / Stanley Sam / Wood- Coal Stove Pellet / Chapter Projects \$1,500
15. Red Mesa / Marilyn Toney Yazzie / Wood – Coal Stove Pellet / Chapter Projects \$1,500
16. Red Mesa / Kimberly Dee/ HSL Arch CLr & Land Survey /Chapter Projects \$150
17. Red Mesa / Ferlando Harvey / HSL Arch CLr & Land Survey / Chapter Projects \$150
18. Red Mesa / Mary L. Dee Harvey / HSL Arch CLr & Land Survey /Chapter Projects \$150
19. Red Mesa / Soshina Harvey/ HSL Arch CLr & Land / Chapter Projects \$150
20. Red Mesa / Dawn Nakai / HSL Arch CLr & Land Survey / Chapter Projects \$150
21. Red Mesa / Anna Sampson / HSL Arch CLr & Land Survey / Chapter Projects \$150
22. Red Mesa / Harriett Warren / HSL Arch CLr & Land Survey / Chapter Projects \$150

Items 9-22 were approved at the last DAC & Board Meetings but NRF is providing match funding for these projects so the amount needed from UNTF was decreased and needed an approval for the change.

Melvin Capitan Jr. motioned to approve the changes noted on items 9-15 as presented. Ryan Benally seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

Ryan Benally motioned to approve the changes noted on items 16-22 as presented. Melvin Capitan, Jr. seconded and all committee members voted in favor of the motion, none opposed, Vote: 5-0-0.

23. FY-22 Annual Audit Maury Bergman

Tony Dayish reported for Maury Bergman stating that the annual financial statement audit from the State Auditor's Office has been completed. It was a clean audit and no findings were noted. Staff from the Office of the State Auditor will provide the annual UNTF Audit report to the Board in their upcoming meeting.

Tony Dayish presented the proposed FY-23 UNTF Annual Revenue and Expense Budget to the committee. The total estimated revenue for the year is \$4.7 million and the total expense budget is \$4.1 million, which includes:

- *\$90,000 for the Blanding Gov't Services Building Re-Landscaping Project*
- *\$85,479 for two Construction Pickup Trucks*
- *\$1.5 million for the Chapter Projects budget,*
- *\$500,000 for the Big Projects budget,*
- *\$60,000 per client for Veterans Housing, enough for 3 Veterans Houses but is expandable if approved by the DAC and Board*
- *a maximum of \$3,100 per semester for College Financial Aid or Short-Term Training,*
- *\$10,500 for the Outstanding Senior Award Program (OSAP),*
- *\$1,000 Student Educational Enrichment, which is expandable if approved by the DAC and Board*

A copy of the UNTF Annual Budget is attached as the last page to these minutes.

Note: Stanley Nez arrived at 4:00 p.m. and was part of the vote from this point on.

Melvin Capitan Jr. motioned to approve the budgets as presented. Jamie Harvey seconded and all committee members voted in favor of the motion, none opposed, Vote:6-0-0.

D. Reports

1. Dineh Advisory Committee Reports

DAC Committee Members

Melvin Capitan Jr. reported that the 24-Acre Master Plan has been completed. The design includes new buildings such as new Chapter House, Senior Citizens Center, Veterans Center, Water Treatment Plant, Women's Shelter, and eight acres for the Judicial Court and Public Safety buildings. The Chapter is applying for two million dollars from the Tribal ARPA funding for a water treatment facility and the Chapter House. He reported that the Fire Marshall inspected the Aneth Warehouse project and passed it for occupancy. Melvin also reported that the Montezuma Creek Swimming Pool Building Conversion Project to a Community Center Project needs construction funding.

Stanley Nez is serving on the San Juan School District's Navajo Traditions Committee for Whitehorse and Monument Valley High Schools. He mentioned that WHS had a lock down recently because of suspicious threats. He also concerned about the training held in Las Vegas. He felt the cost was too high. He floated the idea that maybe travel should be approved by the DAC before committee members and staff attend.

Darlene Pino, Chapter Vice President, reported that the Navajo Mountain Chapter House Renovation Project had been bid out recently but only one bid was received and it was way over the budget. So, CPMD is strategizing to either rebid the project or subtract out some of the Scope of Work items or to have the contractor go through a Schedule of Values-Value Engineering process to reduce the cost.

2. Sale of UNTF Land 1.5 acres to Utah Food Bank.

Maury Bergman

Tony Dayish reported that the survey and the appraisal have been completed and the purchase agreement has been signed by both parties. The Closing documents have been prepaid by the title company that need to be signed so the transaction can be recorded and the final sale is imminent.

3.. Emery Telcom Fiber Optic Distribution North Housing Subdivision

Tony Dayish

Tony Dayish reported that Emery Telcom is working towards installing new fiber optic cable systme for internet service to the houses in the UNTF North Subdivision in Montezuma Creek, Utah and out to Monument Valley as well. This service will be available to all that subscribe for internet service, not just school districts and libraries.

4. UNTF Educational Program Report

Dorothy Phillips

5. UNTF Financial Manager's Report

Maury Bergman

6. UNTF Housing Report

Frank Warren

Aretta Begay, Chair, instructed committee members to review reports #4-6 at their leisure.

7. UNTF Administrator's Report

Tony Dayish

Tony Dayish provided a verbal report on items in the administrator's report.

E. Announcements

1. DAC members (None Noted)
2. UNTF Administration (None Noted)

F. DAC MEMBER TO NEXT UNTF BOARD MEETING

1. May 06, 2022 UNTF Board Teleconference Meeting

Stanley Nez motioned to approve Melvin Capitan Jr. to attend the BOT meeting May 06, 2022. Ryan Benally second and the motion passed unanimously, 6-0-0

G. NEXT MEETING

June 03, 2022 DAC Hybrid Meeting

H. ADJOURNMENT

Stanley Nez motioned to adjourn the meeting at 4:45 p.m.

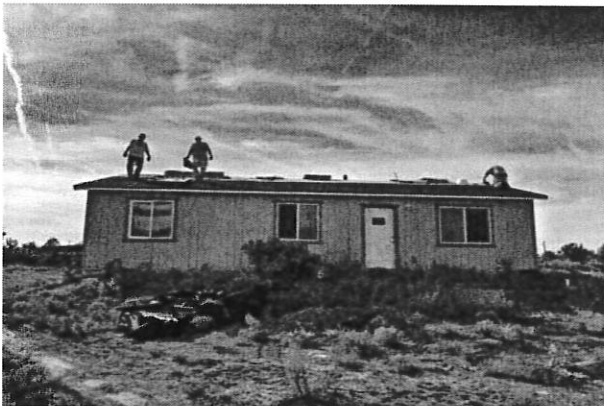
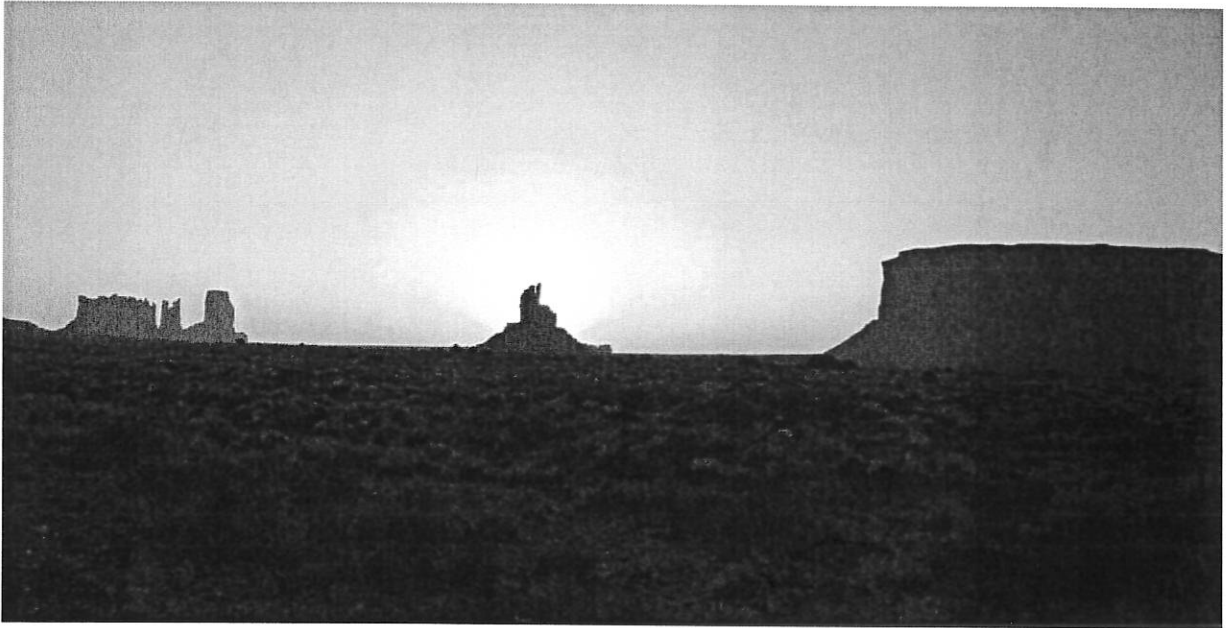
FY-2023 Annual Expense Budget

Utah Navajo Trust Fund

A	B	C	D	E	F	G	H
	FY-22	FY-22	FY-22	Annualized	FY-23	FY-2021	FY-2020
Employee Expenses	Budget	Actual for 9 Months	Yr End Annualized	Difference	Proposed		
1 Salaries (Administration)	\$325,000	\$229,509	\$306,012.00	18,988.00	\$340,000	\$337,681	\$334,229
2 Salaries (Construction Admin)	\$120,000	\$138,515	\$184,686.67	(64,686.67)	\$195,000	\$165,172	\$118,682
5 DAC (Per Diem)	\$7,000	\$2,560	\$3,413.33	3,586.67	\$4,000	\$4,800	\$6,210
6 Total Salaries	\$452,000	\$370,584	\$494,112	(42,112.00)	\$539,000	\$507,653	\$459,121
7 Employee Benefits	\$310,000	\$221,026	\$294,701	15,298.67	\$310,000	\$339,372	\$326,024
8 Human Resource & Payroll	\$16,000	\$15,919	\$0.00	16,000.00	\$16,500	\$14,935	\$15,531
9 Total Employee Expenses	\$778,000	\$607,529	\$788,813	(52,923.33)	\$865,500	\$861,960	\$800,676
Travel							
10 Staff & DAC	\$35,000	\$13,633	\$18,177.20	16,822.80	\$25,000	\$4,545	\$28,325
11 Board of Trustees	\$7,000	\$3,575	\$4,766.80	2,233.20	\$5,000	\$0	\$4,828
12 Total Travel	\$42,000	\$17,208	\$22,944	19,056.00	\$30,000	\$4,545	\$33,153
Operating Expenses							
13 Cell Phones	\$5,700	\$4,448	\$5,931	(230.67)	\$6,000	\$5,237	\$4,661
14 Other Contractual Services 6135	\$5,000	\$5,859	\$0	5,000.00	\$6,000	\$2,282	\$2,983
15 Postage	\$1,100	\$684	\$912	188.00	\$800	\$952	\$983.00
16 Office Supplies	\$3,500	\$4,913	\$6,550	(3,050.44)	\$5,000	\$4,988	\$3,126
17 Printing & Binding	\$700	\$27	\$36	664.00	\$700	\$749	\$3,250
18 Photocopy Expense	\$800	\$388	\$517	282.67	\$700	\$495	\$578
19 Legal Fees	\$8,000	\$15,010	\$20,013	(12,013.33)	\$18,000	\$10,939	\$18,366
20 Reception and Meeting Costs	\$5,000	\$5,202	\$6,936	(1,936.00)	\$5,500	\$4,129	\$7,153
21 Employee Training & Development	\$6,000	\$4,345	\$5,793	208.67	\$6,000	\$323	\$6,630
22 Professional Services (6137 Audits)	\$20,000	\$21,700	\$21,700	(1,700.00)	\$22,000	\$21,319	\$23,700
23 Office Furnishings (Under \$5,000)	\$4,000	\$744	\$992	3,008.00	\$5,000	\$0	\$3,268
24 Fleet	\$75,000	\$65,658	\$87,544	(12,544.00)	\$80,000	\$67,824	\$67,373
25 DTS Telecommunications	\$4,050	\$3,312	\$4,416	(366.00)	\$4,050	\$5,507	\$5,030
26 DTS Data Processing	\$25,000	\$31,432	\$41,909	(16,909.33)	\$40,000	\$36,793	\$25,757
27 DTS Data Processing Hardware	\$14,500	\$1,603	\$2,137	12,362.67	\$3,000	\$12,962	\$3,298
28 Total Operating Expense	\$178,350	\$165,325	\$205,388	(27,037.77)	\$202,750	\$174,599	\$176,116
Land/Buildings							
29 Insurance	\$13,000	\$10,995		10,995.00	\$12,000	\$5,264	\$12,583
30 Utilities	\$4,300	\$3,128	\$4,168.00	132.00	\$4,300	\$4,818.00	\$4,814.00
31 Blanding GSB Maintenance	\$165,000	\$157,800	\$165,000.00	0.00	\$165,000	\$405,640.00	\$132,640.00
32 Blanding GSB Landscaping	\$55,000	\$14,820		55,000.00	\$90,000	\$0.00	\$0.00
33 Maintenance (Other Buildings)	\$5,000	\$10,800	\$12,000.00	(7,000.00)	\$15,000	\$14,237.00	\$7,900.00
34 Total Building Maintenance	\$242,300	\$197,541	\$177,000	65,300.00	\$286,300	\$419,877	\$140,540
35 Total Land/Buildings	\$242,300	\$395,082	\$358,168	124,427.00	\$286,300	\$419,877	\$140,540
Construction Overhead							
36 Vehicles, 2 Pickups	\$85,820	\$85,479	\$85,479.00	(19,658.00)	\$85,479	\$63,638	\$28,600
37 Construction Supplies/Equipment	\$35,000	\$12,766	\$17,021.33	17,978.67	\$20,000	\$17,156	\$29,808
38 Total Construction Overhead	\$100,820	\$98,245	\$102,500	(1,679.93)	\$105,479	\$80,794	\$58,408
Projects							
39 Chapter Projects	\$1,250,000	\$511,881	\$912,000.00	338,000.00	\$1,500,000.0	\$1,025,656	\$973,634
40 Big Projects	\$500,000	\$0	\$0.00	500,000.00	\$500,000	\$28,396	\$0
41 Veteran Housing \$60,000 per Client	\$180,000	\$15,000		180,000.00	\$195,000	\$120,000	\$45,000
42 Outstanding Senior Award Program	\$10,500	\$10,500		10,500.00	\$10,500	\$10,500	\$3,600
43 Student Enrichment	\$1,000	\$0	\$0.00	1,000.00	\$1,000	\$0	\$1,000
44 College Financial Aid or Short Term Training \$3,100 Max	\$500,000	\$417,013	\$467,000.00	33,000.00	\$500,000	\$383,138	\$480,575
45 Total Projects	\$2,441,500	\$954,374	\$1,379,000	1,062,500.00	\$2,706,500	\$1,567,690	\$480,575
46 Budget Total	\$3,782,970	\$2,237,762	\$2,856,813	1,124,339.96	\$4,196,529	\$3,109,465	\$1,689,468

Utah Navajo Trust Fund

Annual Financial Report and Government Auditing Standards Report For the Year Ended June 30, 2021



Utah Navajo Trust Board of Trustees

In accordance with Utah Statute 51-10-202, the Board of Trustees is a three-member board. The Utah State Treasurer serves as member and chair, the director of the Division of Finance of the State of Utah serves as a second member, and the director of the Governor's Office of Planning and Budget or his designee serves as the third member.

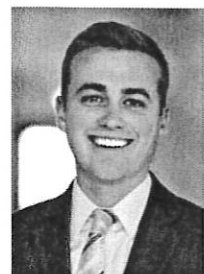
Board members as of June 30, 2021 are as follows:



Marlo Oaks
Board Chair
State Treasurer



Janica Gines
Board Member
Finance Division Director



Taylor Kauffman
Board Member
Governor's Office of
Planning and Budget

Diné Advisory Committee:



Aretta Begay
Teecnospos, Chair

Ryan Benally
Red Mesa, Vice Chair
Stanley Nez
Blue Mountain Diné Community
Melvin Captain Jr.
Aneth
Jamie Harvey
Aneth
Ana Mae Jim
NaatsisAan Chapter

Utah Navajo Trust Fund Administrator:
Tony Dayish

Statement Prepared by:
Maury Bergman
Finance Manager

Utah Navajo Trust Fund
Annual Financial Report
For the Year Ended June 30, 2021

Table of Contents

	Page
Independent Auditor's Report	1
Management's Discussion and Analysis	4
Financial Statements	
Statement of Fiduciary Net Position	8
Statement of Changes in Fiduciary Net Position	9
Notes to the Financial Statements	10
Independent Auditor's Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With Government Auditing Standards	19



OFFICE OF THE
STATE AUDITOR

Independent Auditor's Report

To the Board of Trustees
and
Tony Dayish, Trust Administrator
Utah Navajo Trust Fund

We have audited the accompanying financial statements of the Utah Navajo Trust Fund (UNTF) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise UNTF's financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of UNTF, as of June 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Utah Navajo Trust Fund and do not purport to, and do not, present fairly the financial position of the State of Utah as of June 30, 2021, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

In addition, as discussed in Note 1, the accounting and reporting policies of UNTF follow the accrual basis of accounting, with the exception of oil royalty revenues, which are accounted for on the cash basis of accounting. The cash basis of accounting is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on UNTF's financial statements. The section disclosing the UNTF Board of Trustees, the Dine' Advisory Committee, the UNTF Administrator, and the statement preparer have not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on this other information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 7, 2022 on our consideration of UNTF's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of UNTF's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering UNTF's internal control over financial reporting and compliance.

Office of the State Auditor

Office of the State Auditor

April 7, 2022

Utah Navajo Trust Fund
Management's Discussion and Analysis
For the Year Ended June 30, 2021

Introduction

The following is a discussion and analysis of the Utah Navajo Trust Fund's (UNTF) financial performance and position for the fiscal year ending June 30, 2021. It is intended to be an introduction to the fund's financial statements.

Highlights

Highlights for the year include a gain in net position of \$2.79 million or 3.3%. The fund received \$3.59 million in investment income and \$1.79 million in oil royalties for the year. Investment income was up 30.2% because of a rebound in the bond and equities market from the COVID-19 Pandemic. Chapter projects and Navajo Revitalization Fund projects also increased 5.3% and 58.1%, respectively, meaning there was an increase in housing, power lines and other community structures and developments.

Overview of Financial Statements

This report includes the Financial Statements for the UNTF, including Blue Mountain Diné Associates, LLC, a blended component unit. The Financial Statements include the Statement of Fiduciary Net Position, the Statement of Changes in Fiduciary Net Position and Notes to the Financial Statements.

Financial Statements

The Statement of Fiduciary Net Position shows the UNTF's assets and liabilities as of the end of the fiscal year, with the difference reported as net position. The Statement of Changes in Fiduciary Net Position shows the additions (revenues) and deductions (expenses) for the fund as of the end of the fiscal year. These statements are meant to give a broad overview of the financial position of the fund as well as to show the fund's ability to meet its obligations. The statements are prepared using the full-accrual basis of accounting, with the exception of oil royalty revenue, which is on a cash basis because royalty receivables are not reasonably estimable at year end. All revenue and expenses are recognized when the underlying transactions occur regardless of when cash is received or spent, except for the oil royalty revenue, which is recognized on a cash basis when received.

Notes to Financial Statements

The Notes to Financial Statements contain information and schedules that are essential to a complete understanding of the financial statements.

Financial Analysis

The condensed statements below summarize the changes in the UNTF's financial statements between fiscal years 2021 and 2020.

Utah Navajo Trust Fund
Management's Discussion and Analysis
For the Year Ended June 30, 2021

Condensed Statement of Fiduciary Net Position

	2021	2020	Change	Percentage
Assets				
Current & Other Assets	\$ 80,608,947	\$ 77,316,040	\$ 3,292,907	4.3%
Capital Assets	6,651,598	7,019,576	(367,978)	(5.2)%
Total Assets	<u>\$ 87,260,545</u>	<u>\$ 84,335,616</u>	<u>\$ 2,924,929</u>	3.5%
Liabilities				
Current Liabilities	\$ 313,798	\$ 157,913	\$ 155,885	98.7%
Long-term Liabilities	294,230	313,994	(19,764)	(6.3)%
Total Liabilities	<u>\$ 608,028</u>	<u>\$ 471,907</u>	<u>\$ 136,121</u>	28.8%
Total Net Position	<u>\$ 86,652,517</u>	<u>\$ 83,863,709</u>	<u>\$ 2,788,808</u>	3.3%

Net Position

As shown on the Condensed Statement of Fiduciary Net Position, the fund's net position increased \$2.79 million or 3.3% as the fund's investments continue to recover from the COVID-19 pandemic. Capital assets decreased with the continued depreciation of assets. Current liabilities increased for amounts due to the Division of Construction Management for the Aneth Warehouse project expensed in fiscal year 2021 but paid in fiscal year 2022.



Utah Navajo Trust Fund
Management's Discussion and Analysis
For the Year Ended June 30, 2021

Condensed Statement of Changes in Fiduciary Net Position

	2021	2020	Change	Percentage
Additions (Revenues)				
Investment Income	\$ 3,586,461	\$ 2,753,806	\$ 832,655	30.2%
Oil Royalties	1,791,877	3,134,024	(1,342,147)	(42.8)%
NRF Reimbursements	1,098,778	688,060	410,718	59.7%
Rental Income	510,084	481,635	28,449	5.9%
Sale of Land/Other Income	101,439	2,255	99,184	4398.4%
Total Additions (Revenues)	<u>\$ 7,088,639</u>	<u>\$ 7,059,780</u>	<u>\$ 28,859</u>	0.4%
Deductions (Expenses)				
Chapter Projects	\$ 1,025,656	\$ 973,756	\$ 51,900	5.3%
Educational Assistance	383,138	516,387	(133,249)	(25.8)%
NRF Projects	1,098,778	695,178	403,600	58.1%
Depreciation	371,911	380,240	\$ (8,329)	(2.2)%
Operating & Maintenance	664,700	360,056	304,644	84.6%
Administrative Expenses	755,648	847,670	(92,022)	(10.9)%
Total Deductions (Expenses)	<u>\$ 4,299,831</u>	<u>\$ 3,773,287</u>	<u>\$ 526,544</u>	14.0%
Change in Net Position	\$ 2,788,808	\$ 3,286,493	\$ (497,685)	(15.1)%
Beginning Net Position	83,863,709	80,577,216		
Ending Net Position	<u>\$ 86,652,517</u>	<u>\$ 83,863,709</u>		

Additions (Revenues)

Overall, revenues for the Trust Fund increased 0.4% as the economy started to reemerge from COVID-19. This year the fund received 50.6% of its revenue from investment income, 25.3% from oil royalties 15.5% from the NRF reimbursements, 7.2% from rental income and 1.4% from other income. Investment income was up 30.2% because of a healthy bond and stock market for most of fiscal year 2021. However, as of the third quarter of fiscal year 2022 the markets have been extremely unstable do to the Russian invasion of Ukraine. Oil royalties dropped 42.8% percent because the prices decreased significantly during COVID-19. The Navajo Revitalization projects revenue increased 59.7% because the Chapters initiated more projects during the year. Other income increased substantially because of a large insurance deposit received by the Blue Mountain Apartments for roof damage caused by a hail storm. Rental income has stayed relatively consistent.

Deductions (Expenses)

Expenses for the Trust Fund increased 14.0% for fiscal year 2021. The fund expended over \$1 million in materials and labor for Chapter projects which is an increase of 5.3%. Higher education financial aid awards decreased this year by 25.8%. COVID-19 and online classes were a contributory factor to this decline since many homes on the reservation lack the technology and internet service to enable students to participate remotely. NRF funded projects increased 58.1% in fiscal year 2021. This increase is a direct result of the Navajo Chapters being

Utah Navajo Trust Fund
Management's Discussion and Analysis
For the Year Ended June 30, 2021

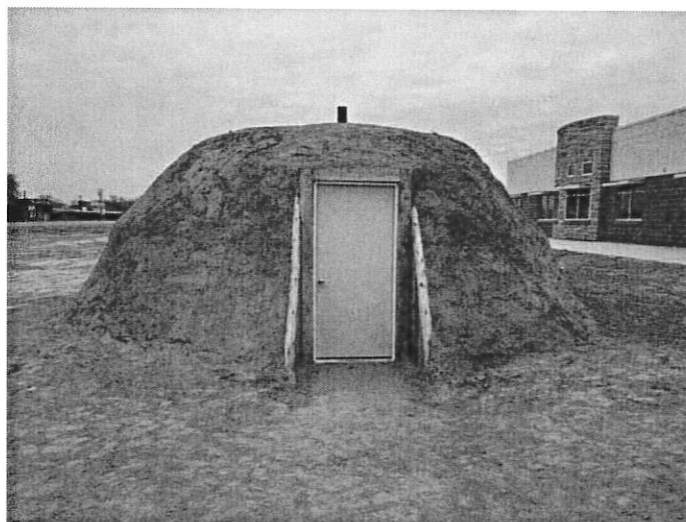
able to gather after the Navajo Nation was shut down with the high threat of COVID-19. Chapter projects directly correlate with the Chapter's involvement. Because of the threat, the Navajo Nation leadership shut down most all Navajo entities including the Chapters. Fortunately, during 2021 COVID cases rescinded and the Navajo leadership authorized the reopening of the nation. Operating and maintenance expenses increased 84.6% because of an extensive roofing project on the Blanding Government Services building and twenty units on the Blue Mountain Apartments. Administrative expenses decreased 10.9% for the year largely in part to travel restrictions and virtual meeting resulting from COVID-19

Financial Outlook

Oil prices, production and sales and interest rates significantly affect the financial future of the fund and are difficult to predict. Production from the Aneth Extension Oil Field has remained relatively stable in 2021. Oil prices started increasing in January 2021 and have nearly tripled with the beginning of the Russian Ukraine invasion. Interest rates on the PTIF investments have decreased for most of 2021 due to COVID-19 but are predicted to increase modestly to help curb recent inflation. Other unforeseen world events such as the Russian invasion of Ukraine have created an unstable world economy that has exponentially increased oil prices. The bond and equity fund markets had solid returns for 2021; however they too could be volatile in the upcoming year with world and economic uncertainty. Rental income has remained unchanged and is predicted to continue as such.

Contacting UNTF Management

This financial report is designed to provide all interested parties with a general overview of the UNTF's finances and to demonstrate its financial accountability over its resources. If you have questions regarding this report or need further information regarding the UNTF, please contact Tony Dayish, Trust Administrator, at 151 East 500 North, Blanding, Utah 84511, or by email at tdayish@utah.gov.



Utah Navajo Trust Fund
Statement of Fiduciary Net Position
June 30, 2021

ASSETS

Cash (Notes 1 and 2)	\$ 376,850
Investments: (Notes 1 and 2)	
Public Treasurer's Investment Fund	44,978,385
Bond Mutual Fund	24,899,950
Equity Mutual Fund	9,448,156
Total Investments	<u>\$ 79,326,491</u>
Due from State Agencies (Note 1)	897,677
Other Assets	7,929
Capital Assets: (Notes 1 and 3)	
Land	736,555
Buildings	12,343,937
Infrastructure	235,967
Equipment	49,127
Vehicles	294,366
Software	11,057
Less Accumulated Depreciation	(7,019,411)
Total Capital Assets	<u>\$ 6,651,598</u>
TOTAL ASSETS	<u><u>\$ 87,260,545</u></u>

LIABILITIES

Accounts Payable	\$ 94,430
Accrued Payroll	46,016
Due to State Agencies (Note 1)	173,352
Mortgage Loans Payable (Note 5)	294,230
TOTAL LIABILITIES	<u><u>\$ 608,028</u></u>

NET POSITION

Restricted for Trust Beneficiaries	<u><u>\$ 86,652,517</u></u>
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The accompanying notes are an integral part of these financial statements.

Utah Navajo Trust Fund
Statement of Changes In Fiduciary Net Position
For the Fiscal Year Ended June 30, 2021

ADDITIONS

Investment Income (Notes 1 and 2)	\$ 3,586,461
Oil Royalties	1,791,877
Navajo Revitalization Fund Reimbursements	1,098,778
Rental Income (Note 4)	510,084
Other Income	101,439
TOTAL ADDITIONS	<u>\$ 7,088,639</u>

DEDUCTIONS

Chapter Projects	1,025,656
Educational Assistance	383,138
Navajo Revitalization Fund Projects	1,098,778
Depreciation Expense	371,911
Operating, Maintenance and Other Expenses	664,700
Administrative and General Expenses	755,648
TOTAL DEDUCTIONS	<u>\$ 4,299,831</u>

Change in Net Position	<u>\$ 2,788,808</u>
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Net Position - Beginning	<u>83,863,709</u>
Net Position - Ending	<u><u>\$ 86,652,517</u></u>

The accompanying notes are an integral part of these financial statements.

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

1. Organization and Summary of Significant Accounting Policies

Organization

The Utah Navajo Trust Fund (UNTF) is a private purpose trust fund of the State of Utah and is included in the State's *Annual Comprehensive Financial Report*. The original Navajo Trust Fund was created by the US Congress in 1933 to account for oil and gas royalties received from land transferred in behalf of the Utah Navajo Chapter, the majority of which represents the 37½ percent of the net oil royalties from the Aneth Extension of the Navajo Indian Reservation. The 2008 Utah Legislature repealed and replaced the original Trust Fund with the Utah Navajo Royalties Holding Fund created under *Utah Code* 51-9-504. In 2015, the Utah Legislature replaced the Holding Fund with the Navajo Trust Fund created in *Utah Code* 51-10-201. The net oil royalties are paid to the State in accordance with Federal Public Law No. 72-403, 47 Stat. 141, as amended, to be used for the health, education, and general welfare of the Utah Navajos residing in San Juan County, Utah.

Reporting Entity

The financial statements report the financial activity of the UNTF including Blue Mountain Diné Associates, L.L.C. (Blue Mountain), a blended component unit. A component unit is an entity that is legally separate from the UNTF, but is financially accountable to the UNTF, or whose relationship with the UNTF is such that exclusion would cause the UNTF's financial statements to be misleading or incomplete. Blue Mountain is blended with the UNTF for reporting purposes because UNTF is the sole corporate member. Blue Mountain is reported at its fiscal year ending December 31 and issues its own separate audited financial statements which can be obtained from the Utah Navajo Trust Fund, 151 East 500 North, Blanding, Utah 84511. (See Note 9)

Fund Accounting

The general activities of the UNTF have been organized and reported as a private purpose trust fund in the financial statements. A private purpose trust fund is a separate accounting entity with a self-balancing set of accounts and is designed to demonstrate legal compliance with the trust requirements and is used to account for assets where both the principal and interest may be spent.

Basis of Accounting

The accounting and reporting policies of the UNTF conform with accounting principles generally accepted in the United States of America and follow the accrual basis of accounting with the exception of oil royalties revenue. Oil royalties revenue is accounted for on a cash basis because royalty receivables are not reasonably estimable at fiscal year-end due to the nature of the transactions and the extended period of time over which the royalties are collected. Under the accrual basis of accounting, additions to the net position and related assets are recognized when earned. Deductions from the net position are recognized when the fund liabilities are incurred. All assets and liabilities of the UNTF are included on the Statement of Fiduciary Net Position.

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

Cash and Investments

The UNTF's cash is maintained as bank deposits. Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application* and include investments in the Utah Public Treasurers' Investment fund and bond and equity mutual funds. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Capital Assets

Land, buildings and improvements, and equipment are reported as capital assets, with related accumulated depreciation as applicable, in the Statement of Fiduciary Net Position. Capital assets are defined by Utah State policy as assets that cost \$5,000 or more when acquired and have an estimated useful life greater than one year. Purchased or constructed capital assets are recorded at cost or at estimated historical cost where historical cost is not available. Donated or otherwise acquired capital assets are valued at their estimated fair value at the date of acquisition. Buildings, equipment, and other depreciable capital assets are depreciated using the straight line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Years</u>
Equipment	3-15
Buildings and Improvements	10-40

The UNTF also owns a ½ undivided interest in a special collection of indigenous artifacts known as the Shumway Collection. Due to the nature of this asset, the value cannot be assessed; therefore, no value is included in the Statement of Fiduciary Net Position.

Navajo Revitalization Fund Projects and Reimbursements

The UNTF frequently processes transactions for the Navajo Revitalization Fund (NRF) (a State of Utah fund) related to various construction projects benefiting the Utah Navajos in San Juan County. The UNTF processes these transactions and then receives reimbursement from the NRF. The UNTF also provides other administrative services related to NRF Projects such as reviewing budgets and project proposals, providing construction labor, making site visits, attending NRF related meetings and enforcing State of Utah procurement policies.

Due from/to State Agencies

Due from/to State agencies represents amounts receivable from or payable to State agencies. These amounts consist mainly of amounts receivable from the Navajo Revitalization Fund and amounts payable to the State Department of Administrative Services for printing, telecommunications, motor pool services, and for various construction projects.

Pensions

The UNTF is paying the salaries and benefits, including contributions to the State's pension systems (Systems), on behalf of eligible State of Utah employees responsible for managing the fund. As a result, the UNTF may be liable for an apportioned amount of the System's net pension

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

liability related to these eligible employees. Management estimates the UNTF's portion of the State's June 30, 2021 unfunded pension liability to be less than \$250,000 and considers the estimated pension liability and other related activity immaterial to the fund. As a result, pension-related activity has not been reflected in these financial statements other than to record pension contributions as General and Administrative expenses.

2. Cash and Investments

Deposits

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the UNTF's deposit may not be returned to it. The UNTF does not have formal deposit policy for custodial credit risk. As of June 30, 2021, UNTF's bank balance of \$376,850 was uninsured and uncollateralized.

Investments

The Utah State Treasurer's Office is responsible for the investments of the fund and shall invest and manage the fund assets as a prudent investor would as outlined in *Utah Code* Section 51-10-201(4). Currently the fund's money is being held in bank deposits, the Public Treasurers' Investment Fund (PTIF) and bond and equity mutual funds.

The Utah State Treasurer's Office operates the PTIF. The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Utah Money Management Act (*Utah Code*, Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

Fair Value of Investments

The UNTF measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At June 30, 2021, the UNTF had the following recurring fair value measurements.

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

Investment Type	Fair Value	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Debt Securities				
Bond Mutual Fund	\$ 24,899,950	24,899,950	—	—
State of Utah Public Treasurer’s Investment fund	44,978,385	—	44,978,385	—
Total Debt Securities	69,878,335	24,899,950	44,978,385	—
Equity Securities				
Equity Mutual Fund	9,448,156	9,448,156	—	—
Total Investments	\$ 79,326,491	\$ 34,348,106	\$ 44,978,385	\$ —

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurer's Investment Fund investments classified as Level 2 are valued by applying the June 30, 2021 fair value factor, as calculated by the Utah State Treasurer, to the UNTF's June 30 ending balance in the Fund.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The UNTF manages the exposure to fair value loss arising from increasing interest rates through prudent deployment, management and oversight of investments with exposure to interest rate sensitivity. The UNTF does not have a formal policy for interest rate risk.

At June 30, 2021, the UNTF's investments had the following maturities:

Investment Type	Fair Value	Investment Maturities (in years)			
		Less Than 1	1-5	6-10	More Than 10
Bond Mutual Fund	\$ 24,899,950	\$ —	\$ 10,192,136	\$ 14,707,814	\$ —
State of Utah Public Treasurer's Investment Fund	44,978,385	44,978,385	—	—	—
Total	\$ 69,878,335	\$ 44,978,385	\$ 10,192,136	\$ 14,707,814	\$ —

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The UNTF manages the exposure to fair value loss arising from credit risk through prudent deployment, management and oversight of investments. The UNTF does not have a formal policy for credit risk.

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

At June 30, 2021, the UNTF's investments had the following quality ratings:

Investment Type	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
Bond Mutual Fund	\$ 24,899,950	\$ —	\$ —	\$ —	\$24,899,950
State of Utah Public Treasurers' Investment Fund	44,978,385	—	—	—	44,978,385
Total	\$ 69,878,335	\$ —	\$ —	\$ —	\$69,878,335

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The UNTF manages the exposure to fair value loss arising from concentration of credit risk through prudent deployment, management and oversight of investments. The UNTF does not have a formal policy for concentration of credit risk.

3. Capital Assets

The changes in capital assets owned by the UNTF for the year ended June 30, 2021, are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital Assets Not Depreciated:				
Land	\$ 736,555	\$ —	\$ —	\$ 736,555
Total Capital Assets Not Depreciated	736,555	—	—	736,555
Capital Assets Depreciated:				
Buildings	12,343,937	—	—	12,343,937
Infrastructure	235,967	—	—	235,967
Machinery and Equipment	90,854	—	(41,727)	49,127
Vehicles	294,366	—	—	294,366
Software	11,057	—	—	11,057
Total Capital Assets Depreciated	12,976,181	—	(41,727)	12,934,454
Less Accumulated Depreciation for:				
Buildings	(6,353,645)	(339,739)	—	(6,693,384)
Infrastructure	(13,765)	(7,828)	—	(21,593)
Machinery and Equipment	(83,853)	(2,909)	41,727	(45,035)
Vehicles	(232,876)	(15,466)	—	(248,342)
Software	(9,021)	(2,036)	—	(11,057)
Total Accumulated Depreciation	(6,693,160)	(367,978)	41,727	(7,019,411)
Total Capital Assets Depreciated, Net	6,283,021	(367,978)	—	5,915,043
Total Capital Assets, Net	\$ 7,019,576	\$ (367,978)	\$ —	\$ 6,651,598

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

4. Operating Leases

The UNTF leases property to other State agencies. The following schedule summarizes the lease terms and future minimum lease payments receivable.

Leased Buildings

Historical cost of leased property	\$ 9,438,081
Less: accumulated depreciation	(4,420,650)
Carrying Value	<u>\$ 5,017,431</u>

Lease Period July 1997 thru June 2028

Lessees Utah Dept of Human Services, Dept of Workforce Services,
Court Administrator, Dept of Public Safety and Utah Navajo
Health Systems, Inc.

Future Minimum Lease Payments:	Amount
Fiscal Year 2022	\$ 388,904
Fiscal Year 2023	225,488
Fiscal Year 2024	225,488
Fiscal Year 2025	75,860
Fiscal Year 2026	65,000
Fiscal Year 2027 - 2028	130,000
Total	<u><u>\$ 1,110,740</u></u>

In addition to the above lease, the UNTF is leasing other properties on a month-to-month basis.

5. Mortgage Loans Payable

Mortgage loans payable consists of the Blue Mountain Diné Associates conventional mortgage loans from the Olene Walker Housing Trust Fund. Both loans are amortized over 15 years at 0% interest. The deferred interest loan requires no regular payments and will be forgiven after 15 years, unless the project is sold or the loan is refinanced. The mortgage notes are collateralized by the buildings and land.

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

At December 31, 2021, mortgage loans payable consisted of the following:

Olene Walker Housing Trust Fund, bearing interest at 0%, payable in monthly principle installments of \$1,647 through April, 2032	\$ 204,240
Olene Walker Housing Trust Fund Deferred Forgivable Loan, bearing interest at 0%, no payments and fully forgivable unless project is sold or refinanced before through April 1, 2032	89,990
Total Mortgage Loans Payable	<u>\$ 294,230</u>

Maturities of the mortgage payable are as follows:

As of December 31

2022	19,765
2023	19,765
2024	19,765
2025	19,765
2026	19,765
2027-2031	98,825
2032	96,580
Total	<u>\$ 294,230</u>

6. Commitments

As of June 30, 2021, the UNTF had outstanding commitments to Utah Chapters for projects of approximately \$2,376,876.

7. Scholarship Endowment Fund

In February 1993, the UNTF contributed \$500,000 to the College of Eastern Utah (now Utah State University Eastern) to be used as matching funds for a federal Endowment Challenge Grant Program. The UNTF's contribution, together with federal program funds, was used to establish the San Juan Navajo Scholarship Endowment Fund, which is administered by Utah State University Eastern. The Endowment Fund is invested in perpetuity to earn income to be used for scholarships for Utah Navajos residing in San Juan County, Utah. The Administrator of the Trust Fund is the chairperson of the scholarship committee responsible for approving all awards of scholarships from the San Juan Navajo Scholarship Endowment Fund.

8. Risk Management

The UNTF maintains insurance coverage for property and liability through the Utah State Risk Management Fund. The UNTF pays an annual premium to Risk Management which provides coverage on individual property and casualty claims up to \$1 million and up to \$3.5 million in aggregate claims and beyond the excess insurance policy limit of \$1 billion per occurrence.

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

9. Subsequent Events

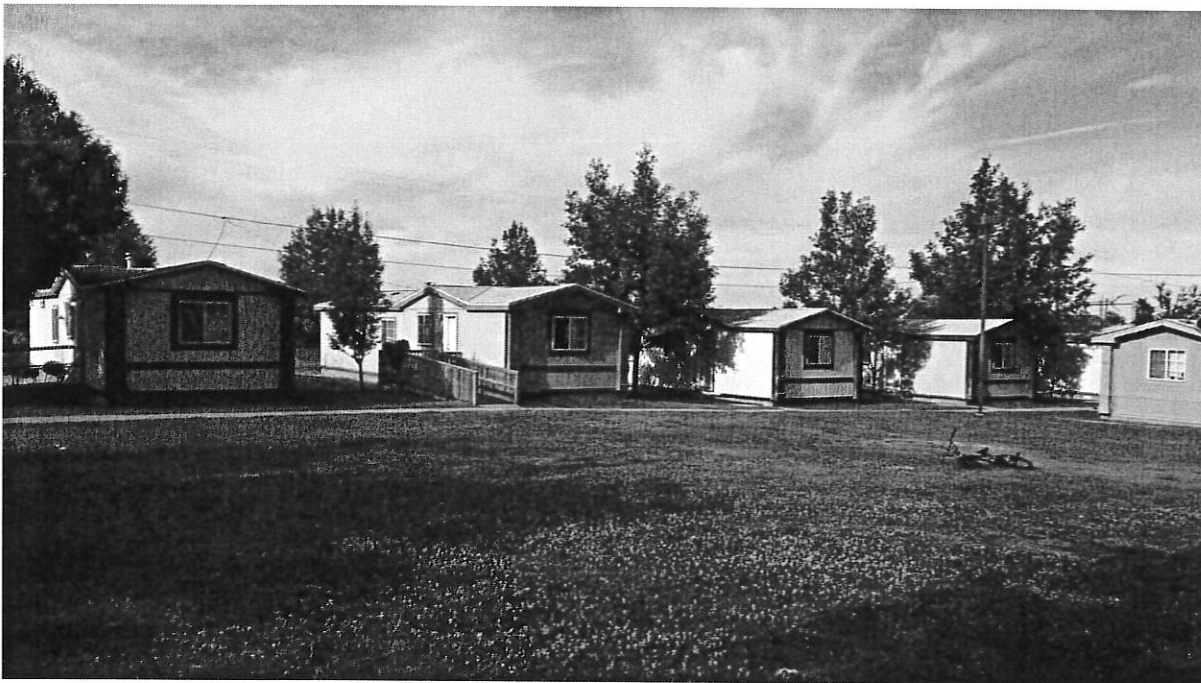
Investments are reported at fair value as of June 30, 2021. Subsequent to this date, the financial markets experienced significant fluctuation due to world events. As of the date of this report, it is difficult to determine the ultimate affect these world events may have on the investments being held.

10. Blended Component Unit

The UNTF is the sole investor and managing member of the Blue Mountain Diné Associates, LLC, which owns and operates a low-income housing apartment complex in Blanding, Utah. The LLC does not engage in any other business or activity. Being the managing member, the UNTF oversees the day-to-day operations of the housing complex and guarantees previous contingency commitment amounts.

On January 22, 1998, the UNTF agreed to guarantee any operating deficits of the Blue Mountain Diné Associates, LLC, up to \$65,000. In previous years, Blue Mountain Diné Associates, LLC had drawn down \$36,000 against the contingency commitment. In January 2005, this contingency commitment expired. Based on the terms of the commitment, the unpaid portion of the amount drawn down is considered a receivable to the UNTF. There is still \$36,000 remaining against the contingency commitment as of June 30, 2021.

The following schedules present a condensed balance sheet, statement of operations and cash flow statement for Blue Mountain Diné:



(Schedules on next page)

Utah Navajo Trust Fund
Notes to the Financial Statements
For the Year Ended June 30, 2021

Blue Mountain Diné Associates, LLC
Condensed Balance Sheet
December 31, 2020

Assets	Total	Eliminations	Blended Total
Current Assets	\$ 170,086	\$ (36,000)	\$ 134,086
Capital Assets	357,007	—	357,007
Total Assets	\$ 527,093	\$ (36,000)	\$ 491,093
Liabilities			
Current Liabilities	27,501	—	27,501
Long-term Liabilities	330,230	(36,000)	294,230
Total Liabilities	\$ 357,731	\$ (36,000)	\$ 321,731
Members' Equity	\$ 169,362	\$ —	\$ 169,362

Condensed Statement of Operations
For Year Ended December 31, 2020

Revenues	\$ 190,903
Expenses	
Operating, Maintenance & Other	111,743
Depreciation	52,869
Total Expenses	\$ 164,612
Operating Loss	\$ 26,291
Members' Equity Beginning	143,071
Members' Equity Ending	\$ 169,362

Condensed Statement of Cash Flows
For Year Ended December 31, 2020

Cash Flows from Operations	\$ 63,791
Cash Flows Provided (Used) by Investing	—
Net Cash Provided (Used) by Financing Activities	(19,765)
Net Increase (Decrease) in Cash	\$ 44,026
Cash Beginning of Period	118,130
Cash End of Period	\$ 162,156



OFFICE OF THE
STATE AUDITOR

Independent Auditor's Report

On Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Trustees
and
Tony Dayish, Trust Administrator
Utah Navajo Trust Fund

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Utah Navajo Trust Fund (UNTF), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise UNTF's financial statements, and have issued our report thereon dated April 7, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered UNTF's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of UNTF's internal control. Accordingly, we do not express an opinion on the effectiveness of UNTF's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or to detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to

be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether UNTF's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. However, pursuant to *Utah Code* Title 63G Chapter 2, this report is a matter of public record, and as such, its distribution is not limited.

Office of the State Auditor

Office of the State Auditor

April 7, 2022

UNTF NRF HOUSING PROJECT PROPOSAL

Chapter RED MESA

1. Sponsoring Organization

a. Name of Organization **RED MESA CHAPTER**
 b. Mailing Address **P O BOX 422**
 City, State, Zip **MONTEZUMA CREEK, UTAH 84534**
 c. Contact Person **Herman Farley/Marilyn Holly**
 d. Telephone Number **928-868-3668**
 e. Telefax Number **928-868-3880**
 f. E-mail Address **redmesa@navajochapters.org**

Client(s) Name(s) **Helen Tsosie**

Is this project in Utah? (circle) **YES** NO If no, attach justification

2. Type of Housing Assistance

- ☐ Manufactured/Modular Home
☐ Complete New House
☐ Addition _____
☐ Renovation ☐ Trailer
☒ Incomplete ☐ Weatherization
☐ Complement
☐ Cabinets ☐
☐ Plumbing ☐ Housewiring

4. Project Schedule

a. Planned Start Date **6-1-2022**
 b. Anticipated End Date _____

5. Project Construction Cost:

a. Clearances (Arch Clr, EA)	\$
b. Architectural Floorplans	\$
c. Site work/Utilities	\$
d. Housing Material	\$ 15,746
e. Labor	\$ 17,059
f. Other House Addition	
TOTALS	\$ 32,805

6. Match Funding Sources:

NRF Percent

a. UNTF-FY	\$ 17,005
b. NRF-Fund #591	\$ 10,000
c. NRF-Fund #643	\$ 5,000
d. NRF-Fund #653	\$ 800.00
e.	\$
f.	\$

these totals must match up

\$ 32,805

7. This project will be constructed by:

- ☐ Contract (attach copy of contract) ☐ UNTF construction Crew
☐ Chapter-hired Labor (attach schedule of positions, wage rates, fringe)

8. Scope of Work (attach a description answering the following or attach documents)

- a. Signed Chapter Resolution
 b. Brief description of project
 c. Status of Homesite Lease, Legal Survey, and Archaeological Clearance
 d. Floorplan with measurements of building and rooms
 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

- ☒ Signed Chapter Resolution
☐ At Least 2 Bids/other cost info **UNTF to get quotes**
☒ Matching Sources **NRF**
☐ Contract or Labor schedule **UNTF workers**
☒ Scope of Work
☐ Homesite Lease **No Homesite Plot**
☒ Floorplan **20x32**
☐ List of Eligible Recipients
☐ Utility Arrangements

☐ Payment Request

Date rec'd at UNTF Office

5-23-22

Reviewed by

RD **AG** **RE**

Date recommended by UDC

Date approved by BOT

Date approved by NRF

Project No. Assigned

Fax UNTF Proposals to Tony Dayish at (435) 678-1464
 Fax NRF proposals to Keith Heaton at (801) 538-8888

Revised July 2004



RED MESA CHAPTER
Red Mesa, Navajo Nation, Utah



Resolution# RMC-03-022222

RESPECTFULLY SUPPORTING AND APPROVING A REQUEST TO THE UTAH NAVAJO TRUST FUND (UNTF) AND THE UTAH NAVAJO REVITALIZATION FUND (UNRF) IN THE AMOUNT OF \$17,005 TO COMPLETE THE HOUSE PROJECT FOR MS. HELEN TSOSIE, WHO IS A MEMBER OF RED MESA CHAPTER.

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 Agencies; and
3. Red Mesa Chapter's desires that its constituents reside in a safe and healthy home allowing them to live healthy, happy lives; and
4. Red Mesa Chapter has requested Utah Navajo Trust Fund (UNTF) to conduct an assessment for house completion and to complete an incomplete house project for Ms. Helen Tsosie; and
5. UNTF has submitted the inspection report and a Punch List of items with materials list needed to complete the house project:
\$8,059 for materials costs
\$8,946 for Labor costs
\$17,005 ; and
6. The Red Mesa Chapter is requesting UNTF to use their construction work crews and charge personnel costs to the project grant to complete this project so that the homeowner will begin transitioning to living in a completed house.

NOW THEREFORE BE IT RESOLVED THAT:

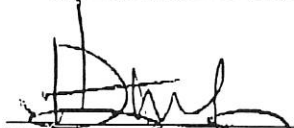
The Red Mesa Chapter hereby respectfully support and approve a request to the Utah Navajo Trust Fund (UNTF) and the Utah Navajo Revitalization Fund (UNRF) in the amount of \$17,005 to complete the house project for Ms. Helen Tsosie, who is a member of Red Mesa Chapter.

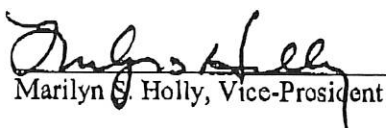
CERTIFICATION


We hereby certify that the foregoing resolution was duly considered by the Red Mesa Chapter at a duly called meeting in Red Mesa, Utah, at which a quorum was present and that the same was passed by a vote of 11 in Favored; 00 Opposed, and 02 Abstained, this 22nd day of February 2022.

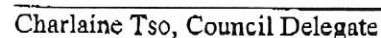
Motioned by: Mr. Wayne Begay

Seconded by: Ms. Lillian Thomas


Herman Farley, President


Marilyn S. Holly, Vice-President


Marlone Dee-Ben, Secretary/Treasurer


Charlaine Tso, Council Delegate



RED MESA CHAPTER



SCOPE OF WORK

PROJECT: Housing Construction Project

Client: Helen Tsosie

UNRF/NRF: \$32,805.00

NEED STATEMENT

Red Mesa Chapter requesting to utilize Utah Navajo Revitalization funding in the amount of **\$15,800** for additional housing materials to complete Elderly client Helen Tsosie's house which is in progress. It is also approved by Chapter Resolution by Red Mesa Chapter Official to allocate an additional **\$17,005** utilizing Utah Navajo Trust Fund funding for Labor to complete Helen Tsosie's house. Utah Navajo Trust Fund construction crew will work closely with Helen, so her house will be completed. Her homesite lease is attached.

The Red Mesa Chapter has approved through the Housing committee, planning meeting and regular chapter meeting to utilize the Navajo Revitalization Fund and Utah Navajo Trust Fund appropriations.

Utah Navajo Trust Fund allocation will be used to purchased ADA housing materials as needed by UNTF staff to complete her house, this assistance will improve her living conditions and reside in a safe and healthy environment, because she is an elderly.

Helen Tsosle

January 31, 2022

32 ft. X 20 ft. House

Material List

	ea.	Total:
1 36 in. BASE CABINET		\$250.00
2 12 in. BASE CABINET		
1 36 in. X 18 in. WALL BRIDGE CABINET	\$150.00	\$300.00
2 12 in. X 24 in. WALL CABINET		\$183.00
1 18 in. X 18 in. 24 in. PANTRY CABINET	\$140.00	\$280.00
1 5 ft. COUNTER TOP		\$654.00
1 ADA WALK - in SHOWER PAN - RIGHT DRAIN		\$350.00
2 2 in. HAND RAIL		\$650.00
10 BOXES of 15 piece - 12 in. X 12 in. CEREMIC TILES	\$30.00	\$60.00
1 RED GARD - 1 gal.	\$30.00	\$300.00
1 ADA FOLDING SHOWER SEAT		\$60.00
1 30 in. VANITY with SINK		\$220.00
2 ALL PURPOSE JOINT COMPOUND		\$164.00
1 36 in. LH-INTERIOR RESTROOM DOOR-PRE HUNG	\$10.00	\$20.00
1 36 in. RH-INTERIOR RESTROOM DOOR-PRE HUNG		\$150.00
1 36 in. RH-EXTERIOR DOOR-PRE HUNG		\$150.00
1 PACKAGE-12 ft. X 10 ft. WOOD DECK with RAMP		\$260.00
1/4 YARD - GRAVEL		\$3080.00
1/4 YARD - SAND		\$60.00
2 94 lb. PORTLAND CEMENT		\$60.00
20 1/2 in. X 16 ft. QUARTER ROUND	\$14.00	\$28.00
1 gal. INTERIOR PRIMER	\$16.80	\$336.00
2 gal. INTERIOR PAINT		\$14.00
1 gal. EXTERIOR PAINT	\$70.00	\$140.00
1 gal. EXTERIOR TRIM PAINT		\$82.00
3 10 ft. RAIN GUTTER with HANGER HARDWARE		\$82.00
	\$42.00	\$126.00
	Total:	\$8059.00
Plus LABOR:		\$8946.00
	Total:	\$17,005.00

- ☒ Shingles: all edges sealed by roof cement Client Name Helen Toosie
☒ Shingles: vented ridge cap shingles No Vent
☒ Siding: 8" vertical, lap siding, vinyl, other 4x8 & 4x9'
☒ Door & window Trim and Corner Trim
☒ Fascia
☒ Soffit
☒ Gable Vents
☒ Caulking & Ext. Painting Fascia not finish painting & North Gable end
☒ Above ground Rough-In Plumbing
☒ Water Heater _____ Gallon _____ Elec _____ Gas
☒ Rough-In House Wiring
☒ Insulation & Baffles R-13
☒ Sheetrock: screwed, corner beads, taped & textured
☐ Flooring
☐ Cabinets
☐ Countertop
☐ Lavatory
☐ Finish Plumbing, Toilet, Kitchen Sink
☐ Painting Interior Walls
☐ Finish Electrical
☐ Casing & Baseboard
☐ Concrete Stoop or Wood Deck - Front Door _____ Back Door
☐ Water Heater, Final connections

Punch List

No Vented ridge cap/Gable end not finish painted
Bathroom not finish plumbing for bath tub
and water heater/House insulated with R-13
Bathroom not finish drywall

Materials On-site

Qty	Description
8	Box Plus 3 joint compound
1	Left hand 32" door
2	Right hand 32" door
2	4x8x1/2 Mold Moisture Resistant drywall
1	Bundle R-13
1	Vent Fan light
3	250' joint tape
2	5-gal white primer/sealer

Add additional sheets if necessary

THE NAVAJO NATION

FORM NN200RL
April, 2017

LEASE NO.
HB 213

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 Helen Tsosie, C# 118,388

and N/A, C# N/A

whose address is P.O. Box 536, Teec Nos Pos, Arizona. 86514

("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:

N/A

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 October 09, 2019 and ending on October 08, 2084. 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:

09 Oct. 19
Date

THE NAVAJO NATION, LESSOR

By:

Department Manager, Navajo Land Department

WITNESSES:

Tomansum

LESSEE(S):

LESSEE Signature

Helen Tsosie

Print Name

LESSEE Signature

N/A

Print Name

UNTF NRF HOUSING PROJECT PROPOSAL

Chapter RED MESA

1. Sponsoring Organization

- a. Name of Organization **RED MESA CHAPTER**
 b. Mailing Address **P O BOX 422**
 City, State, Zip **MONTEZUMA CREEK, UTAH 84634**
 c. Contact Person **Herman Farley/Marilyn Holly**
 d. Telephone Number **928-656-3688**
 e. Telefax Number **928-656-3680**
 f. E-mail Address **redmesa@navajochapters.org**

Client(s) Name(s) Tonia Bedonle

Is this project in Utah? (circle) **YES** NO If no, attach justification

2. Type of Housing Assistance

- ☐ Manufactured/Modular Home
☐ Complete New House
☐ Addition _____
☐ Renovation ☐ Trailer
☒ Incomplete ☐ Weatherization
☐ Complement
☐ Cabinets ☐
☐ Plumbing ☐ Housewiring

4. Project Schedule

- a. Planned Start Date **6-1-2022**
 b. Anticipated End Date _____

5. Project Construction Cost:

a. Clearances (Arch Clr, EA)	\$
b. Architectural Floorplans	\$
c. Site work/Utilities	\$
d. Additional Housing Material	\$ 8,000
e.	\$
f. Other House Addition	
TOTALS	\$ 8,000

6. Match Funding Sources:

NRF Percent %

a. UNTF-FY	\$
b. NRF-FY21/22	\$ 8,000
c.	\$
d.	\$
e.	\$
f. UNTF-FY22	\$
TOTALS	\$ 8,000

these totals must match up

7. This project will be constructed by:

- ☐ Contract (attach copy of contract) ☐ UNTF construction Crew
☐ Chapter-hired Labor (attach schedule of positions, wage rates, fringe)

8. Scope of Work (attach a description answering the following or attach documents)

- a. Signed Chapter Resolution
 b. Brief description of project
 c. Status of Homesite Lease, Legal Survey, and Archaeological Clearance
 d. Floorplan with measurements of building and rooms
 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

- ☒ Signed Chapter Resolution
☐ At Least 2 Bids/other cost info *UNTF to get quotes*
☒ Matching Sources *NRF*
☐ Contract or Labor schedule *Self Help*
☒ Scope of Work
☒ Homesite Lease
☒ Floorplan
☒ List of Eligible Recipients
☒ Utility Arrangements *Applications have been made*
Needs Bio Clearance
☐ Payment Request

Date rec'd at UNTF Office **5-23-22**

Reviewed by *[Signature]*

Date recommended by UDC _____

Date approved by BOT _____

Date approved by NRF _____

Project No. Assigned _____

Fax UNTF Proposals to Tony Dayish at (435) 678-1464
 Fax NRF proposals to Keith Heaton at (801) 538-8888

Revised July 2004

47



RED MESA CHAPTER
Red Mesa, Navajo Nation, Utah



Resolution# RMC-05-022222

RESPECTFULLY SUPPORTING AND APPROVING A REQUEST TO THE UTAH NAVAJO TRUST FUND (UNTF) AND THE UTAH NAVAJO REVITALIZATION FUND (UNRF) IN THE AMOUNT OF \$8,000 TO COMPLETE THE HOUSE PROJECT FOR MS. TONIA NAKAI BEDONIE, WHO IS A MEMBER OF RED MESA CHAPTER.

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 Agencies; and
3. Red Mesa Chapter's desires that its constituents reside in a safe and healthy home allowing them to live healthy, happy lives; and
4. Ms. Tonia Nakai Bedonie, a community member of Red Mesa Chapter, is working on her house as a Self-Help Project, and has contacted Red Mesa Chapter asking for additional funds due to lacking more materials to complete her house; and
5. Red Mesa Chapter has requested Utah Navajo Trust Fund (UNTF) to conduct an assessment for house completion and to complete an incomplete house project for Ms. Tonia Nakai Bedonie; and
6. UNTF has submitted the inspection report and a Punch List of items with materials list needed to complete the house project; and
7. The Red Mesa Chapter is requesting UNTF for additional funds for materials costs to the project grant to complete Ms. Tonia Nakai Bedonie's house project so that the homeowner will begin transitioning to living in a completed house; and

NOW THEREFORE BE IT RESOLVED THAT:

The Red Mesa Chapter hereby respectfully support and approve a request to the Utah Navajo Trust Fund (UNTF) and the Utah Navajo Revitalization Fund (UNRF) in the amount of \$8,000 to complete the house project for Ms. Tonia Nakai Bedonie, who is a member of Red Mesa Chapter.

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Red Mesa Chapter at a duly called meeting in Red Mesa, Utah, at which a quorum was present and that the same was passed by a vote of 11 in Favored; 00 Opposed, and 02 Abstained, this 22nd day of February 2022.

Motioned by: Mr. Wayne Begay

Seconded by: Ms. Lillian Thomas

Herman Farley, President

Marilyn S. Holly, Vice-President

Marleno Dee-Ben, Secretary/Treasurer

Charlaine Tso, Council Delegate



RED MESA CHAPTER



SCOPE OF WORK

PROJECT: Housing Construction Project
Client: Tonia Nakai Bedonie
UNRF: \$8,000.00

NEED STATEMENT

Red Mesa Chapter requesting to allocate and utilize Utah Navajo Revitalization Fund in the amount of **\$8,000** for housing expense to complete Tonia N. Bedonie's house. She has been determined eligible for assistance based on low income.

The Utah Trust Fund construction crew will work closely with Tonia Bedonie and her family daily on constructing and installation of materials to complete her house. She is self-help client but Utah Navajo Trust Fund staff and construction crew should still work with the family.

The Red Mesa Chapter has approved through the Housing committee, planning meeting and regular chapter meeting to approve and utilize the Navajo Revitalization Funding appropriations for Tonia Bedonie's housing project. The housing assistance will improve her family's living conditions and will reside in a safer and healthier environment.

FORM 200RL
April, 2000

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

LEASE NO.
30622

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

David Bedonie, Jr. , C# _____
and Tonia Nakai-Bedonie , 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:

Joint Tenancy With Right of Survivorship

WITNESSETH:

1. **DEFINITION** (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 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 excepted from the leased premises rights-of-way for utilities constructed by or on authority of Lessor.

3. **USED 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 sixty-five (65) years, beginning on the date of approval of this Lease by the Secretary. This Lease may be renewed for an additional term of up to twenty-five (25) years, provided that this Lease is in good standing. Lessee shall give written notice of intent to renew this Lease to the Director of the Navajo Land Department, or its successor, 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 Lessor and the Secretary and to the provisions of Navajo Nation law and the regulations contained at 25 C.F.R. Part 162, including all amendments and successors thereto.

5. **RENT.** (A) In consideration of the foregoing and the terms and conditions of this Lease, Lessee hereby covenants and agrees to pay Lessor, in lawful money of the United States, an annual rental of One Dollar (\$1.00). In accordance with 25 C.F.R. §162.5 (b) (2), only nominal rental is provided for herein because this Lease is for homesite purposes to a Tribal member and the leased premises are not commercial or industrial in character. Lessee agrees that there shall be no adjustment of the rental required herein in the event that this Lease is terminated before its term otherwise would expire or in the event that any part of the leased premises is taken under the laws of eminent domain.

(B) Rental payments are due and payable on or before the effective date of this Lease and thereafter on or before each anniversary date of this Lease. Lessee may pay the total amount due at any time prior to any expiration of this Lease. Rental payments shall be made by check or money order made out to the Navajo Nation, and shall be paid at the local Navajo Land Department Homesite Section Office, or at such other location as Lessor hereafter may designate in writing. Failure to make rental payments when due shall constitute a default under this Lease.

(C) While the leased premises are in trust or restricted status, the Secretary in his discretion may suspend the direct rental payment provisions of this Lease, in which event the rental payments provided for herein shall be paid directly to the Secretary. Lessor, Lessee and an Encumbrancer, if any, shall be notified of any such change in the direct rental provisions of this Lease.

6. **DEVELOPMENT OF LEASED PREMISES; IMPROVEMENTS.** (A) Lessee shall develop the leased premises within two (2) year of the effective date of this Lease. Prior to the expiration of said period, Lessee may request in writing from Lessor an extension of the development period for a period not to exceed two (2) additional years. Lessor shall not unreasonably withhold approval of such request. Failure to develop the leased premises in accordance with this Provision shall constitute a default under this Lease.

(B) All building and other improvements now existing, or hereafter constructed on the premises, shall be the leasehold property of Lessee during the term of this Lease, including any renewal thereof.

(C) Lessee is hereby specifically authorized to enter into appropriate service line agreements with utility companies for the provisions of utility services to the leased premises, including gas, water, sewer, electricity, telephone, television, and other utilities, without further consent by Lessor, on the condition that:

(1) such agreements are for the sole purpose of supplying utility services to the leased premises;

(2) such agreements authorize utility service lines only within the leased premises;

(3) such agreements do not extend beyond the term of this Lease, including any extensions thereof;

(4) executed copies of such agreements, together with plats or diagrams showing with particularity the location, size, and extent of such service lines, are filed by the utility companies with the Lessor and with the Secretary within thirty (30) days of their execution; and

(5) such agreements are otherwise in accordance with the provisions of 25 C.F.R. §169.22, including any amendments or successors thereto.

Nothing contained herein shall be construed to limit the right of Lessor to enter into service line agreements with utility companies for service lines across the leased premises, nor otherwise to affect the rights-of-way reserved to Lessor in Section 2 of this Lease.

7. DELIVERY OF PREMISES; CUSTOMARY USE RIGHTS. (A) Subject to the provisions of subsection (B) below, upon expiration or termination of this Lease, Lessee shall peaceably and without legal process deliver up possession of the leased premises to Lessor, including all improvements thereon, in good condition, usual wear and tear excepted.

(B) In the events that Lessee hold customary use rights to the leased premises under the laws and customs of the Navajo Nation at the beginning date of this Lease, and has not otherwise transferred, surrendered, or abandoned such customary use rights during the term of this Lease, then upon the expiration or termination of this Lease, Lessee shall be entitled to

possession of the leased premises, including all improvements thereon, in accordance with the laws and customs of the Navajo Nation.

8. **INHERITANCE.** This Lease may be transferred by will or by intestate succession in accordance with the laws and customs of the Navajo Nation, including all amendments and successors thereto.

9. **ASSIGNMENT.** This Lease may be assigned with the prior written approval of Lessor and the Secretary, subject to the laws of the United States and the Navajo Nation, including all amendments and successors thereto. No assignment of this Lease or any interest therein shall be valid and binding without such prior written approval. In the event this Lease or any interest therein is mortgaged or pledged as security for a loan, approval of any subsequent assignment shall be required by the lender, sureties, and loan guarantors, if any.

10. **ENCUMBRANCE.** (A) This Lease or any interest therein may not be encumbered without the prior written approval of Lessor and the Secretary, and no such encumbrance shall be valid without said prior approval. An Approved Encumbrance must be confined to the leasehold interest of Lessee, and shall not jeopardize in any way Lessor's interest in the land. Lessee agrees to furnish any requested financial statements or analyses pertinent to the proposed encumbrance that Lessor and the Secretary may deem necessary to justify the amount, purpose and terms of said proposed encumbrance.

(B) In the event of default by Lessee of the terms of an Approved Encumbrance, Encumbrancer may exercise any rights provided in such Approved Encumbrance, provided that prior to any sale of the leasehold, Encumbrancer shall give to Lessor and the Secretary written notice of the same duration as is required to be given to Lessee by the terms of such Approved Encumbrance and by applicable law. In the event of such default, Lessor shall have the following rights which may be exercised at any time prior to the completion of sale:

(1) To pay to Encumbrancer any and all amounts secured by the Approved Encumbrance, plus unpaid interest accrued to the date of such payment, plus expenses of sale incurred to the date of such payment.

(2) To assume the obligation secured by the Approved Encumbrance, including unpaid interest accrued to the date of such assumption plus expenses of sale incurred to the date of such assumption.

(3) To execute in favor of Encumbrancer a promissory note and a new encumbrance, which new encumbrance must be approved by the Secretary, for any and all amounts secured by the

Approved Encumbrance, plus unpaid interest accrued to the date of such execution, plus expenses of sale incurred to the date of such execution, upon the same terms and conditions as originally provided by the Approved Encumbrance, or upon such other terms and conditions as Lessor and the lender may agree, and paying to Encumbrancer the proceeds of the loan evidenced by such promissory note, and delivering to Encumbrancer a policy of title insurance in the face amount of such promissory note, issued by a reputable title insurance company acceptable to Encumbrancer, and insuring that the new encumbrance is a first lien upon the property described in this Lease, subject only to current taxes and to conditions, restrictions and reservations of record which are acceptable to Encumbrancer at the time of recording the new encumbrance.

(C) If Lessor exercises any of the above rights, all right, title and interest of Lessee in this Lease shall terminate and Lessor shall acquire this Lease; provided, however, that such termination shall not relieve Lessee of any obligation or liability which shall have accrued prior to the date of termination. Acquisition of this Lease by Lessor under these circumstances shall not serve to extinguish this Lease by merger or otherwise.

(D) If Lessor declines to exercise any of the above rights and sale of the leasehold under the Approved Encumbrance shall occur, the purchaser at such sale succeed to all of the right, title and interest of Lessee in this Lease. It is further agreed that if the purchaser at such sale is Encumbrancer or an agency of the United States which makes, insures or guarantees either the loan secured by the Approved Encumbrance or the Approved Encumbrance ("Federal Agency"), Encumbrancer or Federal Agency may sell and assign this Lease without any further approval by Lessor and the Secretary, provided that the assignee shall agree in writing to be bound by all terms and conditions of this Lease. During such period of time Encumbrancer or Federal Agency retains title thereto, it may sublease the property for periods not to exceed one year in accordance with terms of the mortgage, notwithstanding any contrary provision contained within the Lease. If Encumbrancer or Federal Agency is the purchaser, it shall be required to perform the obligations of this Lease only so long as it retains title thereto. If the purchaser is other than Encumbrancer or Federal Agency, written approval by Lessor and the Secretary of any assignment shall be required and said purchaser shall agree in writing to be bound by all the terms and conditions of this Lease.

11. **DEFAULT.** (A) Time is declared to be of the essence in this Lease. Should Lessee default in any payment of monies when due under this Lease or be in violation of any other provision of this Lease, said violation may be acted upon by the Secretary in accordance with 25 C.F.R. Part 162, or any amendments or successors thereto.

(B) In addition to the rights and remedies provided by the aforementioned regulations, Lessor and the Secretary, either jointly or severally, may exercise the following options upon Lessee's default, subject to the provisions of subsection (D) below and subject to applicable law:

(1) Enforce, by suit or otherwise, Lessee's compliance with all terms of this Lease; or

(2) Re-enter the leased premises, if Lessee has abandoned the premises or has otherwise failed to use the leased premises for residential purposes, and remove all persons and property therefrom, and re-let the premises without terminating this Lease as the agent and for the account of Lessee, but without prejudice to the right to terminate the Lease thereafter, and without invalidating any right of Lessor or the Secretary, or Encumbrancer, if any, or any obligations of Lessee hereunder. The terms and conditions of such re-letting shall be in the sole discretion of Lessor, who shall have the right to alter and repair the premises, as it deems advisable and to re-let with or without any equipment or fixtures situated thereon. Rents from any such re-letting shall be applied first to the expense of re-letting, collection, altering and repairing, including reasonable attorney's fees and any reasonable real estate commission actually paid, insurance, taxes and assessments and thereafter toward payment to liquidate the total liability of Lessee. Lessee shall pay to Lessor monthly when due, any deficiency and Lessor or the Secretary may sue thereafter as each monthly deficiency shall arise; or

(3) Take any other action authorized or allowed under applicable law.

(C) No waiver of a breach of any of the terms and conditions of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other term or condition of this Lease. Exercise of any of the remedies herein shall not exclude recourse to any other remedies, by suit or otherwise, which may be exercised by Lessor or the Secretary, or any other rights or remedies now held or which may be held by Lessor in the future.

(D) Lessor and the Secretary, as the case may be, shall give to an Encumbrancer a copy of each notice of default by Lessee at the same time as such notice of default shall be given to Lessee. Lessor and the Secretary shall accept performance by an Encumbrancer of any of Lessee's obligations under this Lease, with the same force and effect as though performed by Lessee. An Encumbrancer shall have standing to pursue any appeals permitted by applicable federal or Navajo Nation law that Lessee would be entitled to pursue. Neither Lessor nor the Secretary shall terminate this Lease if an Encumbrancer has cured or is taking action diligently to cure Lessee's default or has commenced and is pursuing diligently either a foreclosure action or an assignment in lieu of foreclosure, or has assigned, filed and is diligently pursuing a claim under a guarantee of an approved encumbrance by Federal Agency.

12. **SANITATION.** Lessee hereby agrees to comply with all applicable sanitation laws, regulations or other requirements of the United States and the Navajo Nation. Lessee agrees to dispose of all solid waste in compliance with applicable federal and Navajo Nation law either in an approved sanitary landfill or transfer station, or with a commercial sanitary collection service. Lessee further agrees at all times to maintain the entire leased premises in a safe and sanitary condition, presenting a good appearance both inside and outside the leased premises.

13. **HAZARDOUS SUBSTANCES.** Lessee shall not cause or permit any hazardous substance to be used, stored, generated or disposed of on or in the leased premises without the prior written approval of Lessor, which approval may be given, given upon conditions, or denied in the sole discretion of Lessor and Encumbrancer, if any, respectively; provided, that Lessee may use or store or permit to be used on or in the leased premises small amounts of hazardous substances that generally are recognized to be appropriate to normal residential uses and to maintenance of the leased premises.

14. **TERMINATION OF FEDERAL SUPERVISION.** Nothing contained in this Lease shall operate to delay or prevent a termination of federal responsibilities with respect to the leased premises by the issuance of a fee patent, or otherwise, during the term of this Lease, however, such termination shall not serve to abrogate this Lease. Lessor and Lessee and an Approved Encumbrancer, if any, shall be notified of any such change in the status of the leased premises.

15. **INTEREST OF MEMBER OF CONGRESS.** No member of or delegate to Congress or any Resident Commissioner shall be admitted to any share or part of this Lease or to any benefit that may arise here from.

16. **OBLIGATIONS TO THE UNITED STATES.** It is understood and agreed that while the leased premises are in trust or restricted status, all of Lessee's obligations under this Lease are to the United States as well as to Lessor.

17. **EMINENT DOMAIN.** If the leased premises or any part thereof is taken under the laws of eminent domain at any time during the term of this Lease, Lessee's interest in the leased premises or the part of the leased premises taken shall thereupon cease. Compensation awarded for the taking of the leased premises or any part thereof, including any improvements located thereon, shall be awarded to Lessor and Lessee as their respective interests ~~may appear at the time of such taking, provided that Lessee's right to such~~ awards shall be subject to the rights of an Encumbrancer under an Approved Encumbrance.

18. **MINERALS.** All minerals, including sand and gravel, contained in or on the leased premises are reserved for the use of Lessor. Lessor also reserves the right to enter upon the leased premises and search for and remove

minerals located on the property, paying just compensation for any damage or injury caused to Lessee's personal property of improvements constructed by Lessee.

19. **GOVERNING LAW AND CHOICE OF FORUM.** Except as may be prohibited by applicable federal law, the law of the Navajo Nation shall govern the construction, performance and enforcement of this Lease. Any action or proceeding brought by Lessee against the Navajo Nation in connection with or arising out of the terms and conditions of this Lease shall be brought only in the Courts of the Navajo Nation, and no such action or proceeding shall be brought by Lessee against the Navajo Nation in any court of any state.

20. **CONSENT TO JURISDICTION; COVENANT NOT TO CONTEST JURISDICTION.** Lessee hereby consents to the jurisdiction of the Navajo Nation, including its legislative, judicial and regulatory jurisdiction, including but not limited to jurisdiction to levy fines and to enter judgments for compensatory and punitive damages and injunctive relief, in connection with all activities conducted by Lessee in the Navajo Nation or which have a proximate legal effect on persons or property within the Navajo Nation. Lessee hereby covenants and agrees never to contest or challenge the legislative, executive or judicial jurisdiction of the Navajo Nation on the basis that such jurisdiction is inconsistent with the status of the Navajo Nation as an Indian nation, or that the Navajo Nation government is not a government of general jurisdiction, or that the Navajo Nation government does not possess full police power (i.e., the power to legislate and regulate for the general health and welfare) over all lands, persons, and activities within its territorial boundaries, or on any other basis not generally applicable to a similar challenge to the jurisdiction of a state government. Nothing in this Section shall be construed to negate or impair federal responsibilities with respect to the leased premises or to the Navajo Nation.

21. **NO WAIVER OF SOVEREIGN IMMUNITY.** Nothing in this Lease shall be interpreted as constituting a waiver, express or implied, of the sovereign immunity of the Navajo Nation.

22. **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.

23. **NOTICES.** All notices, payments and 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. Copies of all notices and demands shall be sent to the Secretary.

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

25 Sept 06
Date

THE NAVAJO NATION, LESSOR

By: [Signature]
Director, Navajo Land Department

WITNESSES:

[Signature]
LESSEE

Jerica Nakai-Bedonie
LESSEE

APPROVED:

DEC 21 2006
(Date)

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

Acting [Signature] 12/21/06
Regional Director, Navajo Region
Bureau of Indian Affairs

Cultural Resource Inventory
Seventeen Homesite Lease Locations
Red Mesa Chapter Residents
Navajo Nation Lands
San Juan County, Utah

Prepared by
 Laurens C. Hammack
 Complete Archaeological Service Associates
 Post Office Box 1777
 Cortez, Colorado 81321

[CASA 05-152]



Prepared for
 Utah Navajo Trust Fund
 151E. 500N.
 Blanding, Utah 84511
 for
 Red Mesa Chapter Residents

Byron & Sarah Torivio	James Yazzle Whitehorse & Lita Mae Nakai	Sterling Wero & Richelle Lynn Silas
Perry Benally & Dorathea Jones	Kuyron & Marlene Benally	Mamie Ham
Virginia Ham	Glen, Jr. Prettyboy & Michelle Jo Silas	Juanita Nakai & Ronnie Robertson McRoy
Ross Corning & Mary Barlow	David, Jr. & Tonla Nakai-Bedonie	Alexander, Sr. & Sara Lee Manygoats
Ella Mae Harvey	Jack & Lorene Naaki	Tara Dawn Hollie
Dora Lyman	Peter & Lena Black	

Submitted to
 Navajo Nation Historic Preservation
 P.O. Box 4950
 Window Rock, Arizona
 Permits
 Navajo Nation Permit No. B05714

December 15, 2005

Abstract

At the request of the Utah Navajo Trust Fund, cultural resource inventories were undertaken for Red Mesa Chapter residents, Byron & Sara Torivlo, James Yazzle Whitehorse & Lita Mae Nakai, Sterling Wero & Richelle Lynn Silas, Perry Benally & Doratha Jones, Kuyron & Marlene Benally, Mamie Ham, Virginia Ham, Glen, Jr. Prettyboy & Michelle Jo Silas, Juanita Nakai & Ronnie Robertson MoRoy, Ross Corning & Mary Barlow, David, Jr. & Tonia Nakai-Bedonie, Alexander, Sr. & Sarah Lee Manygoats, Ella Mae Harvey, Jack & Lorene Nackl, Tara Dawn Hollie, Dora Lyman, and Peter & Lana Black on their existing or proposed homelands on Navajo Nations Lands in San Juan County, Utah. The field work was done over a four day period between October 20, 2005 and November 20, 2006 by Laurens C. Hammack, Complete Archaeological Service Associates (CASA) under the provisions of Navajo Nation Permit B05714 issued to CASA.

A 200-ft radius (2.88 acres) was surveyed for each 1.0 acre homelands which would also provide areas for installation of any sanitary facilities and utilities. A total 48.96 acres was surveyed for the seventeen homelands. Nine of the survey parcels are undeveloped with the remaining eight containing existing residences. As is typical for this area, no cultural resources were located. A determination of "no historic properties affected" is recommended for the seventeen homelands at the locations described in this report.

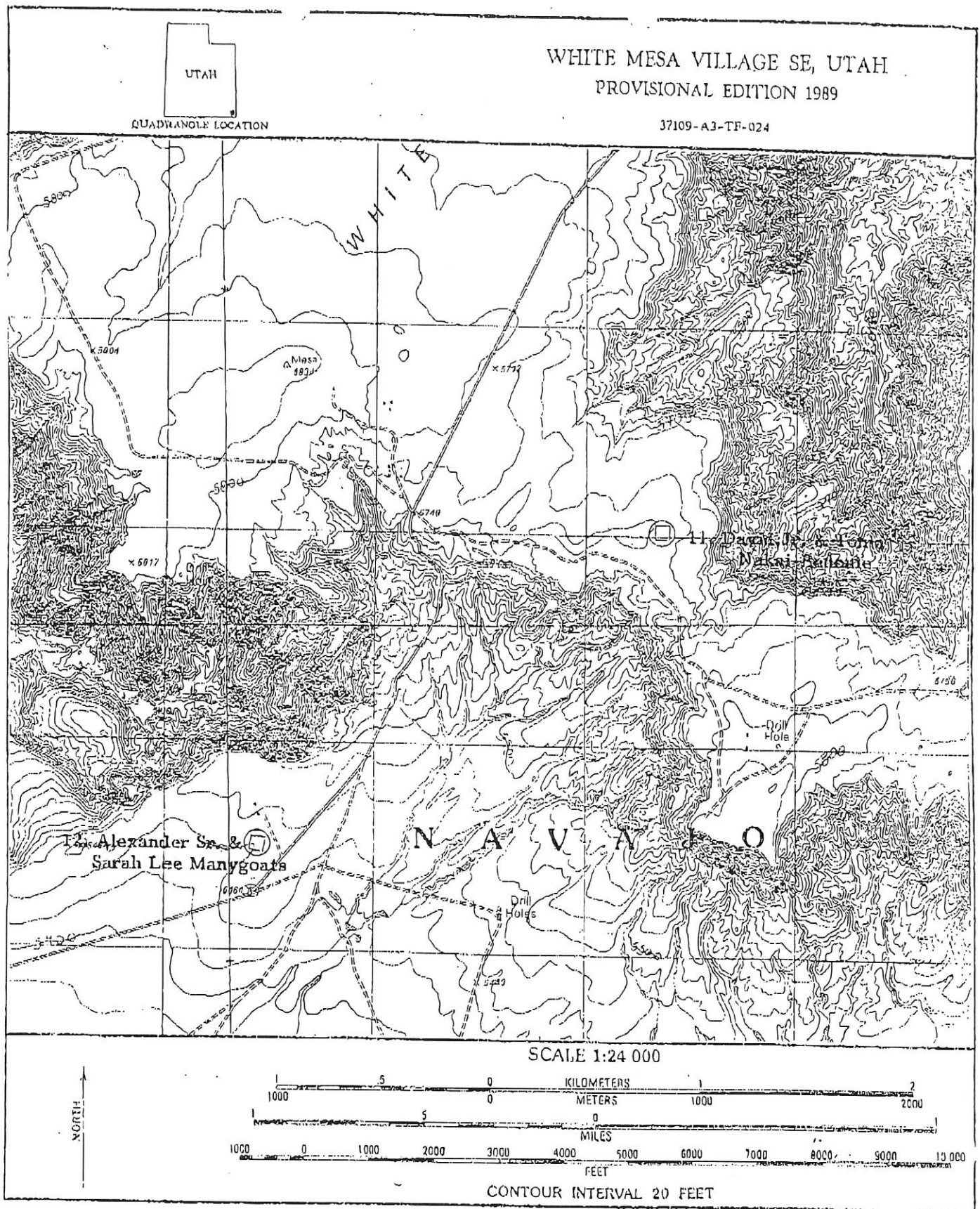
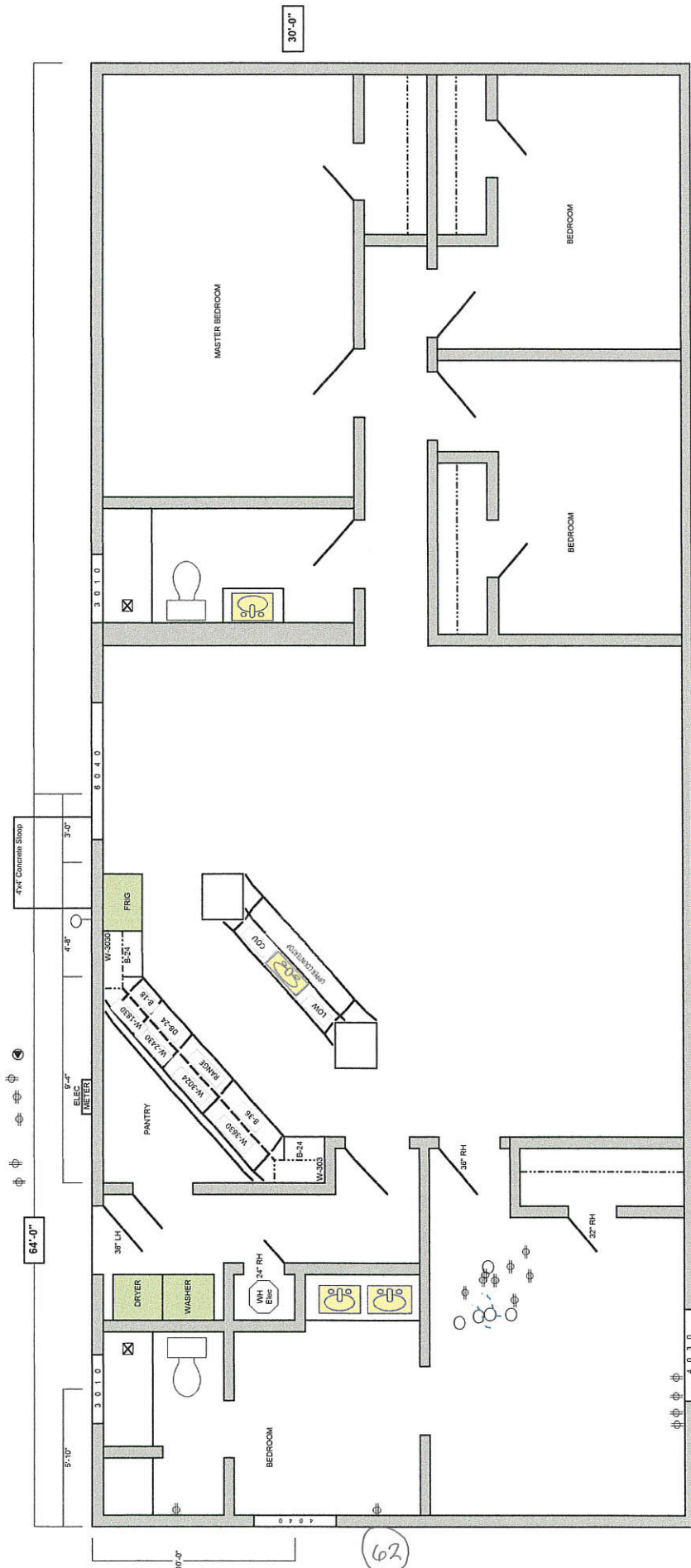


Figure 5. Survey location map, Homesite Nos. 11 and 12.

TONIA BEDONIE
RED MESA CHAPTER

30 x 64 House (1,920 sq.ft.)
Not to scale

SPENCER J. COX
Governor

DEIDRA M. HENDERSON
Lt. Governor

MARLO OAKS
UNTF Board Chair

ARETTA BEGAY
Dine' Advisory Cmte Chair

TONY DAYISH
Administrator



State of Utah

Utah Navajo Trust Fund



DATE: July 6, 2022

TO: Mr. Tony Dayish, UNTF Administrator

FROM: Dorothy Phillips, Education Specialist

SUBJECT: UNTF Higher Education Summer Semester 2022

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 Summer Semester 2022.

CHAPTER	REG.UNTF STUDENTS		QTER STUDENTS		SJEND. STUDENTS		STT STUDENTS		AMOUNT TOTAL	
	#	AMT	#	AMT	#	AMT	#	AMT	#	
Aneth	6	\$ 13,489.00		\$		\$		\$	6	\$ 13,489.00
Blue Mtn Dine		\$		\$		\$		\$		\$
Dennehotso		\$		\$		\$		\$		\$
Mexican Water	1	\$ 2,064.00		\$		\$		\$	1	\$ 2,064.00
Navajo Mtn	1	\$ 3,100.00		\$		\$		\$	1	\$ 3,100.00
Oljato	3	\$ 6,519.00		\$		\$	2	\$ 5,164.00		\$ 11,683.00
Red Mesa	2	\$ 4,386.00		\$		\$		\$		\$ 4,386.00
Teecnospos		\$		\$		\$		\$		\$
Total:	13	\$ 29,558.00		\$ 0.00	0	\$ 0.00	2	\$ 5,164.00	10	\$ 34,722.00

Total Reg. UNTF	13	\$ 29,558.00	SJ Endowment 2020-2021:	\$20,059.13
SJ Endowment	0	\$ 0.00	Fall 2020 Expended:	\$15,365.00
Qter: Wtr/Spr	0	\$ 0.00	Spring Expended:	\$0
STT	2	\$ 5,164.00	Summer Expended:	\$0
Combined Total	15	\$ 34,722.00	Remaining Balance	\$4,694.13

63

SUMMER 2022 REGULAR UNTF FUND

STUDENT	AMOUNT	MAJOR	CL	Coll/Univ.	CHAPTER
1 Jim, RueQuanna	\$ 3,100.00	Public Health	MS	ASU	ANTH
	(\$3,100.00)				
2 Jim, RueQuanna	\$ 3,100.00	Public Health	MS	UofAZ	ANTH
3 Oldman, Milika	\$ 1,355.00	GS	AS	USU-B	ANTH
4 Scott, T`ea	\$ 3,100.00	Political Sci.	BS	ASU	ANTH
5 Silversmith, Fallon	\$ 1,806.00	HEP	BS	USU-B	ANTH
6 Wilson, Aaliyah	\$ 2,580.00	GS/CAN	AS	USU-B	ANTH
7 Phillips, Nionna	\$ 1,548.00	Public Health	BS	UNM	ANTH
8 Williams, Shannah	\$ 2,064.00	HEP	BS	USU-B	MWTR
9 Bitsinnie, Adrian	\$ 3,100.00	MIS	BS	USU-B	NMTN
10 Dee, Tylan	\$ 1,355.00	IS	BS	USU-B	OLJA
11 Crank, Jared	\$ 3,100.00	Diesel Mech	AAS	USU-B	OLJA
12 Paul, Adriana	\$ 2,064.00	Human Nutrition	BS	SUU	OLJA
13 Willie, Kianna	\$ 1,548.00	IS	BS	USU-B	RMES
14 Warren, Hunter	\$ 2,838.00	Social Work	MS	USU-B	RMES
15					
16	\$ 29,558.00				

SUMMER 22 SHORT-TERM UNTF FUND

STUDENT	AMOUNT	MAJOR	CL	Coll/Univ.	CHAPTER
1 Crank, NicNeal	\$ 3,100.00	CDL	Cert.	USU-B	OLJA
	(\$3,000.00)				
2 Harrison, Bernina	\$ 2,064.00	Med. Assis	Cert.	USU-B	OLJA
3 Atene, Cordell	\$ 3,100.00	Diesel Tech	Cert.	USU-P	OLJA
4					
5	\$ 5,264.00				



UNTF Financial Report Summary Ending April 30, 2022

Total UNTF Assets	\$ 82,469,834
PTIF Investments	\$ 44,010,435
Long Term Invest.	\$ 31,784,455
Income	\$ 1,440,513
Operating Expenses	\$ 893,350
Admin Expenses	\$ 85,618
Projects Expense	\$ 220,242
Financial Aid Awards	\$ (2,325)

Chapter Information	UNTF FY 2022 Beginning Balance	YTD Chapter Project Approvals	Available Funds
Aneth	\$ 1,201,529.55	\$ 404,764	\$ 796,765.55
Blue Mnt Dine'	\$ 155,930.34	\$ 30,000	\$ 125,930.34
Dennehotso	\$ 76,742.37	\$ -	\$ 76,742.37
Mexican Water	\$ 267,182.84	\$ 182,400	\$ 84,782.84
Navajo Mtn	\$ 329,125.31	\$ 21,800	\$ 307,325.31
Oljato	\$ 898,673.42	\$ -	\$ 898,673.42
Red Mesa	\$ 483,515.48	\$ 471,030	\$ 12,485.48
Teecnospos	\$ 81,216.84	\$ -	\$ 81,216.84
Big Projects	\$ 500,000.00	\$ 28,395	\$ 471,605.00
Veterans	\$ 180,000.00	\$ 135,000	\$ 45,000.00
Outstanding Seniors	\$ 10,500.00	\$ 10,500	\$ -
Student Enrichment	\$ 1,000.00	\$ -	\$ 1,000.00

Spencer J. Cox
Governor

Deidre Henderson
Lt. Governor

Marlo M. Oaks
UNTF Board
Chair

Tony Dayish
Administrator



State of Utah

Utah Navajo Trust Fund

Statement of Net Position As of April 30, 2022

Assets

Cash	\$	433,413
Investments	\$	44,010,435
Long Term Inv	\$	31,784,455
Receivables	\$	36,000
Other Assets	\$	169,362
Capital	\$	6,036,170

Total Assets	\$	82,469,834
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Liabilities

Current	\$	20,076
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Total Liabilities	\$	20,076
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Net Position	\$	82,449,759
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NRF Expenditures

Spencer J. Cox
Governor

Deidre Henderson
Lt. Governor

Marlo M. Oaks
UNTF Board Chair



State of Utah

Utah Navajo Trust Fund

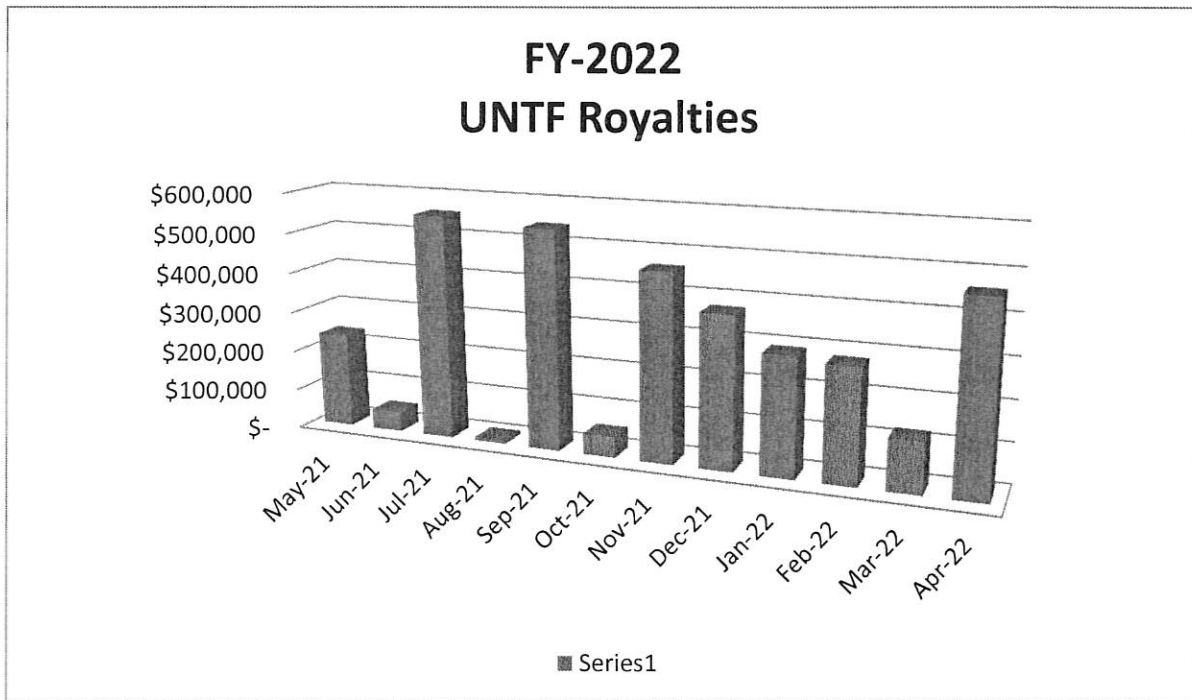
Income Statement

Apr 1 - Apr 30, 2022

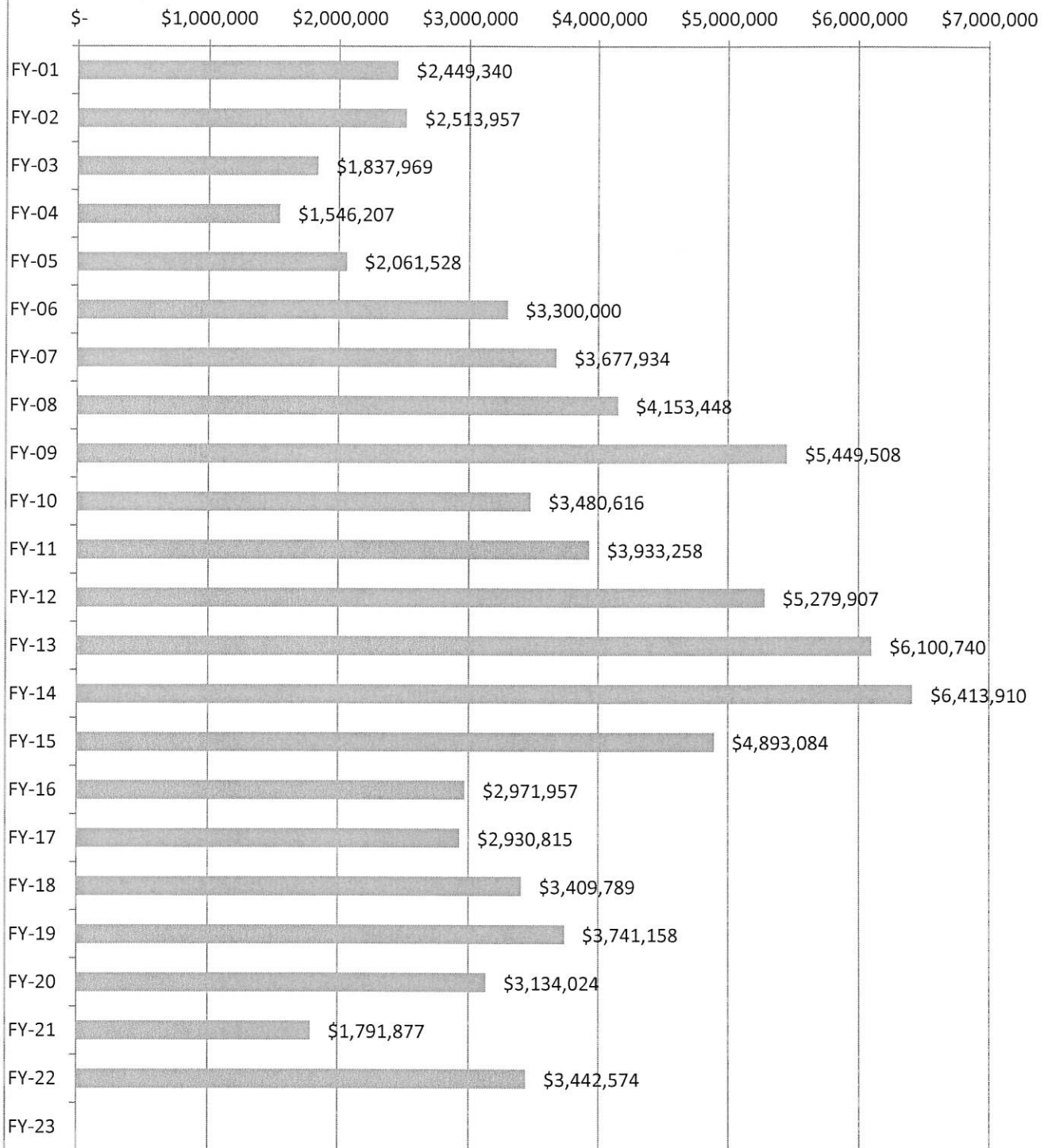
Income		Year to Date	
Royalties	\$ 281,062	\$ 2,855,907	
Interest	\$ 85,390	\$ 649,984	
Rents	\$ 5,582	\$ 374,007	
Maintenance Reserves	\$ -	\$ 27,300	
Other	\$ -	\$ 13,050	
NRF Reimbursements	\$ 1,068,480	\$ 1,068,480	
Total Income	\$ 1,440,513	\$ 4,988,727	
Expenses			
Administration	\$ 85,618	\$ 556,699	
Building and Maintenance	\$ 10,004	\$ 257,022	
Capital Expenses	\$ -	\$ -	
Depreciation	\$ 25,502	\$ 258,420	
NRF Expenditures	\$ 772,227	\$ 368,917	
Total Expenses	\$ 893,351	\$ 1,441,057	
Project Expenditures			
Scholarships	\$ (2,325)	\$ 414,688	
Projects	\$ 220,242	\$ 1,063,523	
Labor & Benefits	\$ 68,079	\$ 507,430	
Total Projects	\$ 285,996	\$ 1,985,641	
Change in Net Position	\$ 261,166	\$ 1,562,028.44	

FY2022 ONRR Reported Royalties

Received	Date Applied	Royalties	Royalties-In-Kind	Non-Standard	ONRR Correction	Line Total
7/1/21	May-21	\$ 4,125.31	\$ 231,314.46			\$ 235,439.77
7/29/21	Jun-21	\$ 42,678.97	\$ 5,713.61			\$ 48,392.58
9/8/21	Jul-21	\$ 2,886.09	\$ 553,971.00			\$ 556,857.09
9/20/21	Aug-21	\$ 3,081.69	\$ 6,002.39			\$ 9,084.08
11/5/21	Sep-21	\$ 4,076.38	\$ 539,072.39			\$ 543,148.77
12/16/21	Oct-21	\$ 47,740.13	\$ 4,036.63			\$ 51,776.76
12/23/21	Nov-21	\$ 1,892.81	\$ 460,559.79			\$ 462,452.60
1/31/22	Dec-21	\$ 2,953.21	\$ 372,290.19			\$ 375,243.40
3/3/22	Jan-22	\$ 6,540.35	\$ 285,909.40			\$ 292,449.75
4/14/22	Feb-22	\$ 2,413.37	\$ 278,648.44			\$ 281,061.81
4/28/22	Mar-22	\$ 26,599.91	\$ 98,772.22			\$ 125,372.13
	Apr-22	\$ 8,577.84	\$ 452,717.32			\$ 461,295.16
	May-22					\$ -
	Totals	\$ 153,566.06	\$ 3,289,007.84	\$ -	Grand Total	\$ 3,442,573.90



Utah Navajo Trust Fund - Royalties Per Year



STATEMENT OF ACCOUNT

PTIF

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

UTAH NAVAJO TRUST FUND

MAURY BERGMAN

151 E 500 N

BLANDING UT 84511

Account	Account Period
5040	April 01, 2022 through April 30, 2022

Summary

Beginning Balance	\$ 44,010,418.77	Average Daily Balance	\$ 44,010,418.77
Deposits	\$ 22,515.64	Interest Earned	\$ 22,515.64
Withdrawals	\$ 0.00	360 Day Rate	0.6139
Ending Balance	\$ 44,032,934.41	365 Day Rate	0.6224

Date	Activity	Deposits	Withdrawals	Balance
04/01/2022	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 44,010,418.77
04/30/2022	REINVESTMENT	\$ 22,515.64	\$ 0.00	\$ 44,032,934.41
04/30/2022	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 44,032,934.41

STATEMENT OF ACCOUNT

PTIF

UTAH PUBLIC TREASURERS' INVESTMENT FUND

Marlo M. Oaks, Utah State Treasurer, Fund Manager

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DAS FIN UNRHF-PELT SETTLEMENT

JULIE D'ALESSANDRO

BUILDING MAIL

Account	Account Period
5508	April 01, 2022 through April 30, 2022

Summary

Beginning Balance	\$ 16.11	Average Daily Balance	\$ 16.11
Deposits	\$ 0.01	Interest Earned	\$ 0.01
Withdrawals	\$ 0.00	360 Day Rate	0.7449
Ending Balance	\$ 16.12	365 Day Rate	0.7552

Date	Activity	Deposits	Withdrawals	Balance
04/01/2022	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 16.11
04/30/2022	REINVESTMENT	\$ 0.01	\$ 0.00	\$ 16.12
04/30/2022	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 16.12

72

SPENCER J. COX
Governor

DEIDRE
HENDERSON
Lt. Governor

MARLO M. OAKS
UNTF Board Chair

TONY DAYISH
Administrator



State of Utah

Utah Navajo Trust Fund



UNTF Construction Supervisor's Report

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

Date: 04/22/ 2022 UNTF Diné Advisory Committee Meeting

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

1 Wyona Atene (Oljato) 40x60 new house 98%

Interior all completed. Exterior painting is next and also concrete stoop front and back door.

2 Mamie Stanley (Dennehotso) 24x40 house renovation 98%

Swamp cooler was removed from roof. Need to repair ceiling where swamp cooler vent was located. Install swamp cooler on the north wall.

3 Victoria Dee (Teecnospos) 28x40 House Renovation 96%

Flooring is done and deck & steps is next.

4 Brian Stanley (Dennehotso) 28x44 new house 95%

Interior doors, baseboard & casing, cabinets are completed. Medicine cabinet, bi-fold closet doors and ceramic tile for tub surround is purchased but not installed. Also install sink faucet and fan that were purchased by client. The countertop, toilet bowl, and vanity has not been purchased. Need to request additional UNTF or NRF money to be approved by the Dennehotso Chapter.

5 Jerrald Dee (Red Mesa) 28x44 new house 95%

The house was completed but the client changed the walls to provide more space by the kitchen sink and space for the island cabinet and this caused re-work for the walls, floor, cabinets, and electrical wiring.

6 Gordon Folgheraiter (Naatsis'Aan) 28x44 new house 95%

The flooring, trim, and cabinets were installed. The countertop, doors, casing, and shower surround work will be next

7 Sylvia Zhonnie Ben (Teecnospos) 24x46 new house 92%

Electrical trimout was awaiting final countertop work. Ordered countertop but was wrong cut, re-ordering but wrong color, CT plant burned down, waiting to reorder, Still need AHWC, re-set tile in shower, closet shelving, toilet bowl, doors, case & base, medicine cabinet, and vanity.

8 Allen Gene Holly (Red Mesa) House Addition 85%

16x18 Bedroom Addition: the exterior plywood and roof is completed. The insulation and drywall work is next. Additional funding is needed for revisions to the floorplan that the client wanted.

- 9 Henry Saltclah (Teecnospos) 2,253 Sq.Ft. 85%
Housing Renovation is 85% done, cabinet installation is done and the last item is to install ADA walk-in shower and renovation bathroom to ADA standards, which will be completed later on due to Covid-19 concerns and when the construction crews get back into their schedule.
- 10 Harvey Yazzie (Teecnospos) 80%
Bathroom repairs are 100% but a wood deck needs to be completed still.
- 11 Lillie Johnson (Teecnospos) 80%
Wood deck & steps are completed, wheelchair ramp is next.
- 12 Lester Blackhorse (Mexican Water) 20x26 new house 75%
The house is completed up to the drywall stage. The taping & texturing were completed and painting is next. The flooring is installed, the case & base is current being done and the interior doors are next. The electrician was instructed to start prepping for the trim-out. The client is deceased and UNTF has been notified that the house will be transferred to Summer (Melinda Blackhorse's daughter).
- 13 Clarence Whitehorse (Aneth) 75%
Front room wood beam and flooring repairs is next but waiting for Covid-19 conditions to get better and to conduct further negotiations with the family. Mr. Whitehorse has reapproached UNTF to continue the work so they will seek to put this project back on the schedule.
- 14 Elizabeth Yellowman Warren (Mexican Water) 32x40 new house 75%
House exterior is completed. The insulation work is completed and the drywall work is completed, taping is next. This project requires additional funding to complete the project.
- 15 Charles Betsuie (Mexican Water) House Renovation Project 60%
The interior wall re-designed walls, rough-in plumbing, and the rough-in electrical were completed. The insulation and drywall work will be next.
- 16 Leonora Lameman, Veteran, & Bryan Sloan (Naatsis'Aan) 28x44 new house 45%
The house is shelled in, the rough-in plumbing and electrical, insulation and drywall work was done. The taping & texturing and painting will be next.
- 17 Ryan E. Benally (Red Mesa) New House Project (Veterans) 60%
The house shell, rough-in plumbing and electrical are complete. The insulation and drywall work as well as the siding will be next.
- 18 Mary Barlow New House Project 35%
a. 28x44 House, 3 Bedroom. The roof and house shell is done. Doors & windows and Siding are next. This project requires additional funding to complete the project.
- 19 Lucille Murphy (Red Mesa) New House Project 35%
The house shell is complete up to the house wrap stage. There is not enough funding for this project so UNTF funds will have to be approved in order to keep working on this house.
- 20 Tony Dee House Addition & ADA Project 35%
A. The ADA modifications are almost completed in the single wide trailer: Front deck & ramp is done but not yet on back deck, one of the small bedrooms was converted into an ADA bathroom. There was a leak in the bathroom so the OSB for the floor will be replaced
B. 24x28 Addition floorplan for an ADA single person house was selected by the family and construction of the foundation will be next.
- 21 Stanley Sam New House Project 40%

This project is partial self-help and partial UNTF crews. The UNTF labor crews assisted Mr. Sam with the exterior walls, interior walls, trusses, roofing, sheathing, and siding. Stanley Sam is working on getting the electrical rough-in done at his own expense.

22 Anthony & Rachel Dee New House Project 20%

28x36 House, 2 Bedroom. The footing and foundation are completed and the underground plumbing and concrete floor were completed. Building the house shell is next.

23 Gina Smith New House Project 20%

28x36 House, 2 Bedroom to be Wheelchair Accessible. The footing, stem wall, underground plumbing, and concrete floor slab has been completed. Next will be framing of the house shell. A volunteer work group (Brooke Blackhurst) will do the framing during the week of June 13-17, 2022.

24 John & Katera Martinez New House Project (Veterans) 15%

28x44 House, 3 Bedroom. Footing & stem wall are done. The final floorplan revisions were completed and the underground plumbing work and the concrete floor slab will be next.

25 Darlene Eddie New House Project 10%

28x36 House, 2 Bedroom house. The footing and stem wall have been completed and the floor is next.

26 Lisa & (Max) Benally (Red Mesa) New House Project 5%

28x44 House, 3 Bedroom Not started yet. The trusses and foundation materials have been delivered and sand & gravel will need to be delivered next.

27 Laqueena Martin New House Project 5%

28x36 House, 2 Bedroom. She moved her house site to another site. The Re-survey work was done and the HSL modification is currently being done. The Chapter will need re-approval at the new site. The trusses and foundation materials have been delivered and sand & gravel will need to be hauled to the site.

UPCOMING PROJECTS

1 Kenneth & Vicki Joe MH Addition & MH Repairs 2%

Repairs to double wide MH and Addition. A site visit has been made. UNTF workers will conduct measurements of floorplan.

2 Oljato Chapter Administration Double-Wide Mobile Home Office 0%

Several renovation items are needed including a new HVAC system. The UNTF crews will do most of the work for renovation construction. The Oljato Chapter has other priorities at this time and has requested that this project should be started later on.

3 Remove chain link post and fence at Blanding GSB 0%

4 Remove tree at Blanding GSB %

5 Helen Tsosie (Red Mesa)

Completion of House Project

6 Gerald Tapaha (Red Mesa)

New House was completed up to 85% by Chapter crews and Self-Help. Additional Funding is needed to complete this project.

- 7 Marylene Tapaha (Red Mesa)
- 8 Hwy 191 Fence Repair Project
Repair sections of fences that are too low or have been undercut by wind erosion
- 9 Alice Yellowhorse (Teecnospos)
Replace windows, window trim, paint exterior, install cabinets and countertop, complete house renovation items that were not completed by Chapter crews
- 10 Mike Valentine (Oljato)
Install water heater, make connections, complete incompleated bathroom
- 11 Oljato Bathroom 16 SS Additions
About 9 additions will be built. A group from UNTF, IHS, and the Oljato Chapter conducted site visits to each proposed addition. UNTF is working on a cost estimate and materials list and the Chapter will be submitting a funding proposal later on.

RECENTLY COMPLETED PROJECTS (2018-2021)

- 1 Norman Nakai, Veterans (Red Mesa) 28x36 new house
- 2 Natoni Nakai (Red Mesa) 28x36 new house
- 3 Isabel Emerson (Red Mesa) house renovation
- 4 Patsy Silas (Red Mesa) 28x36 new house
- 5 Lorraine Silas (Red Mesa) 28x 36 new house
- 6 Leo Blackhorse (Red Mesa) 28 x 40 new house
- 7 Lula Benally (Red Mesa) 28x36 new house
- 8 Hugh Pelt, Veterans (Mexican Water) 24x36 new house
- 9 Esther Martin Mark (Red Mesa) 14x70 Single wide trailer renovation
- 10 Willis Whitehorse, Veterans (Red Mesa) 14x60 single wide trailer renovation
- 11 Nellie Dishface (Red Mesa) 24x40 new house
- 12 Huberta Slim (Dennehotso) 28x44 new house
- 13 Jessica June (Dennehotso) 30x42 new house
- 14 Bldg 388 windows replaced, water damage boards replaced, concrete apron completed, ext painting
- 15 Transitions Building rails were completed, toilet repairs, roof overhang repairs
- 16 Sewing Plant: cleaned up the building in prep for leasing
- 17 UNTF Office Bldg Blanding GSB Re-Roofing (Entire Roof) Project completed by DFCM
- 18 Janet Mark (Red Mesa) 28x44 new house
- 19 Karen Holiday (Red Mesa) 28x44 new house
- 20 Ty Coggleshell (Red Mesa) 16x24 new house
- 21 Shaun Eskee (Red Mesa) 28x40 new house
- 22 Ronald Hunt, Veteran (Red Mesa) 28x44 new house
- 23 Gaylene Nez (Red Mesa) 24x40 house
- 24 Edelbert Slim, Dennehotso, 16x24 Addition (June 2021)
- 25 Marilyn Toney Yazzie (Red Mesa) 20x44 house (July 2021)
- 26 Daisy Holiday (Red Mesa) House Renovation (July 2021)
- 27 Jimmy Chee (Oljato) Roof Repair (August 2021)
- 28 Esther Mark Martin 100% Replaced Roof Sept 2021

- 29 Arlene Rivera (Teecnospos) 24x40 house renovation 100% Sept 2021
- 30 Marilyn (Mary) Begay (Teecnospos) 100% Sept 2021
- 31 Kefrin Ann Cly (Oljato) 28x44 new house 100% Sept 2021
- 32 Brenda Brown (Oljato) 100% January 2022

Self-Help Housing Projects (John Nakai)

- 1 Stanley Sam New House Project 40%
32x56 House. This project will be half Self-Help and half UNTF Crews labor work because it is a big house. UNTF crews built the shell and the client is supposed to work on whatever parts he can work on next.
- 2 Tonia Bedoni (Red Mesa) 99%
30x60 Cinderblock wall house. Just needs punch list items to be completed.
- 3 Fenesia Manygoats (Teechnospos) New House Self-Help Project 15%
28x44 House, 3 Bedroom. Footing and stem wall done. Underground plumbing and concrete floor was done, the client is working on the delivery of lumber for the walls and trusses next.
- 4 Alvylena Benally (Teechnospos) New House Self-Help Project 1%
28x44 House, 3 Bedroom. Has trailer on HSL that needs to be moved. She is working on documents to transfer or sell trailer.
- 5 Melissa Curley (Red Mesa) New House Self-Help Project 0%
28x44 House, 3 Bedroom. Not started yet.
- 6 Kirk Black (Oljato) House Repairs Sept 2021 Part of Halgaitoh Powerline Project
Repairs were completed by the UNTF crews in September of 2021 and the house wiring by the electrician is next.
- 7 Westwater Land Surveys for Homesite Leases
John Nakai has obtained quotes and awarded the land survey work to Bunker Engineering. The Surveys are currently in process.

Self-Help Housing Projects (Completed Projects)

- 1 Carmen Dee (Teechnospos)
Design Build Bluff Pods House 800 Sq.Ft. Problems with water damage from leaky pipes. IHS, NECA, and Design Build Bluff working on repairs.
- 2 Lucius and Paula (Atcitty) Allen (January 2022)
28x44 House, 3 Bedroom
- 3 Phileomena & Fabian Mitchell (Mexican Water) 100% December 2021
Design Build Bluff "U" Shaped House 800 Sq.Ft.
- 4 Halgaitoh Powerline Project
Working with NTUA on Customer owned poles to be delivered to Black sisters so that Tohdenshai can finish the connection
Tohdenshai finished Kirt Black's house
2 Rachel Simonson & Denny Yazzie don't qualify for UNTF due to Residency.

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: June 03, 2022 DAC Meeting

1 Aneth Warehouse-Bus Barn Project

- a. This project has been completed and has been turned over to the Aneth Chapter for ownership and occupancy.

2 Westwater (WW) Powerline Project

- a. UNTF approved \$228,395.36 for the Blanding to WW Powerline Project. A check was sent to the Navajo Tribal Utility Authority (NTUA).
- b. The State of Utah-Legislature-Governor's Office approved \$500,000 to this project and a Letter of Commitment was sent to Indian Health Services and NTUA.
- c. The DigDeep Foundation has committed \$250,000 for this project. \$13,050 will be used for the Homesite Leases and \$236,950 will be used for the waterline project.
- d. The State of Utah approved two grants from the Division of Drinking Water: \$457,000 to NTUA for waterlines in Westwater and \$340,984 to the City of Blanding to bring water to Westwater.
- e. Lt. Governor Deidre Henderson started coordinating the efforts of the group and was requesting \$10 million for the project but the amended amount that might be approved is \$1.8 million.
- f. The City of Blanding has installed the 3-Phase Powerline within the city and out to Westwater. Since the State was not able to fund the entire amount for digging the deep well and they are \$2 million short, the City is thinking about letting IHS dig the deep well in Westwater.
- g. The Navajo tribe is entertaining a funding proposal of \$3 million for this project using ARPA funding.
- h. Bunker Engineering has completed the Land Surveys for the Homesite Leases except for final review and acceptance by Shiprock Land Dept Tonia Sam.

3 Naatsis'Aan Chapter House Renovation Project

- a. There was only one bid that was submitted in the amount of \$1.9 million from a construction company but the budget is at \$1 million so the Project Managers are reviewing the elimination some of the Additions & Deductions in the bid and going through the Value Engineering process.

4 Dine' Advisory Committee: Replacements

- a. Rebecca Benally has been selected by the Governor's Office and she has been confirmed by the Senate Committee but there is a minor correction that is needed in the paperwork. Ms. Benally is expected to take her oath of office in July and start serving in August of 2022. Rebecca will serve out Ryan's term, from July 01, 2021 to June 30, 2025. Thank you to Ryan E. Benally for his service on the Dine' Advisory Committee.
- b. The Mexican Water Chapter has submitted 6 nominees for the vacancy and UNTF is in the process of presentation to the Governor's Office.
- c. The Oljato Chapter is still working on identifying nominees to replace the vacant DAC member spots.

5 Monument Valley Clinic Building 3 Additions Project

- a. The construction work is about 95% completed. A final punch list walk-through was conducted on May 5, 2022.

6 Blue Mountain Apartments

- a. An RFP is being entertained at this point to request for additional tax credit funding to get rid of the old trailers and to build new stick-built apartments that will last a long time.
- b. It is proposed that the contract should be awarded to Travois company after a lot of review and revisions. The contract is now signed and UNTF can begin to work with the consultant to obtain the tax credit money by Fall of 2023.

7 Aneth 24-Acre Development Master Planning

- a. The Aneth Chapter authorized DFCM to proceed with an architect, Curtis Miner Architecture, to perform the master planning work for the Aneth 24-Acre Development site in July of 2021.
- b. An architectural kick-off meeting was held with the Chapter on July 14, 2021 in which the buildings that will be on the site was discussed that includes new Chapter House, Senior Citizens Center, Recreation building areas, streets, and utilities. The architect will provide a conceptual plan for the next meeting.
- c. The Aneth Court Building is part of this master plan and it will be located on the east end of the site. The Judicial Branch has their own architectural group and planning team that they will work with and they are planning on a 10,000 square foot facility.
- d. The Architect is done with the Master Plan and the final drawings.
- e. The Chapter is working on a plan with Running Horse Pipeline to possibly move the oil line that is going through the 24-acre site.

8 Montezuma Creek Post Office Project

- a. The Navajo Utah Commission has sponsored this project to build a new building for the post office in Montezuma Creek to serve the Navajos in that area. NUC has obtained \$90,000 for Architectural Expenses and has requested DFCM for help.
- b. DFCM has put Curtis Miner Architecture under contract and the Architect has drawn the floor plans for the new post office building, which will be located just north of the existing building.
- c. The next step would be to obtain the construction funding needed for the project. There is \$260,000 approved for the construction but about \$4.75 million will be needed.

9 Montezuma Creek Community Center

- a. The Aneth Chapter is sponsoring this project. The chapter conducted an RFP and selected Nasbah Technologies to provide the Architectural & Engineering Services. The architectural work is complete for the building and they are currently working on the engineering for waterline and sewerline.
- b. The Aneth Chapter has also requested Nasbah to do the work to get a 2-acre land withdrawal done. This will be for the parking lot and retainage pond.
- c. The next step would be to obtain the construction funding needed for the project. There is \$100,000 approved but about \$2 million more is needed.

10 Oljato 16 SS Bathroom Addition Project

- a. UNTF staff have participated in site visits with the Oljato Chapter officials and the Kayenta ASC office staff (since they don't have a CSC yet), and the Kayenta IHS-OEHE. Originally 38 SS were entertained, but 10 of these sites were in Arizona and the client list was amended and several clients were dropped from the list. The final list has 16 clients. UNTF has been asked to build these additions and UNTF is working on the cost estimate of this project.

11 Dennehotso 11 SS Comb Ridge Bathroom & Kitche Preparation Project

- a. UNTF staff have participated in site visits with Sheila King, Dennehotso Chapter Manager and the Kayenta ASC office staff. The Kayenta IHS-OEHE staff were not able to attend but have been working on this project. The 11 clients have different situations: some already have a bathroom & kitchen and have been using an underground water tank, some are not completed and need completion and some don't have it so they need additions. All of the clients need to some type of preparation to get their house ready for the water line or water tank service that IHS is planning on.

12 Four New Trucks

- a. UNTF was finally able to get 4 new pickup trucks for our maintenance/construction program. UNTF ordered one new replacement truck 3 years ago, another one 2 years ago, and two more last year but was not able to get them due to the covid-19 pandemic but all four were finally received.

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- a. UNTF staff have participated in site visits with the Oljato Chapter officials and the Kayenta ASC office staff (since they don't have a CSC yet), and the Kayenta IHS-OEHE. Originally 38 SS were entertained, but 10 of these sites were in Arizona and the client list was amended and several clients were dropped from the list. The final list has 16 clients. UNTF has been asked to build these additions and UNTF is working on the cost estimate of this project.

11 Dennehotso 11 SS Comb Ridge Bathroom & Kitche Preparation Project

- a. UNTF staff have participated in site visits with Sheila King, Dennehotso Chapter Manager and the Kayenta ASC office staff. The Kayenta IHS-OEHE staff were not able to attend but have been working on this project. The 11 clients have different situations: some already have a bathroom & kitchen and have been using an underground water tank, some are not completed and need completion and some don't have it so they need additions. All of the clients need to some type of preparation to get their house ready for the water line or water tank service that IHS is planning on.

12 Sale of 1.5 Acres of Land to the Utah Food Bank

- a. This sale of land was executed and UNTF \$72,000 for the land in Montezuma Creek. The Food Bank is planning to build a new food bank building just north of the Sewing Plant Building.

13 Four New Trucks

- a. UNTF was finally able to get 4 new pickup trucks for our maintenance/construction program. UNTF ordered one new replacement truck 3 years ago, another one 2 years ago, and two more last year but was not able to get them due to the covid-19 pandemic but all four were finally received.