

NRF REVITALIZATION BOARD MEETING

Friday, October 11, 2024 - 1:00 PM

Location: UNTF Offices - 151 E 500 N, Blanding, UT 84511

Virtual Option via Zoom: <https://utah-gov.zoom.us/j/85985413878>

DRAFT MEETING MINUTES

Board Members Present

Evan Curtis, Chairman

Silvia Stubbs, San Juan County
Commissioner

Jamie Harvey, San Juan County
Commissioner

Kenny Victor, Navajo Utah Commission Chair

Board Members Absent

Patricia Blackhorn, Navajo Mountain
President, Representing Navajo Chapter
Presidents

Staff and Guests Present

Tony Dayish, Utah Navajo Trust Fund
Administrator

Maury Bergman, Utah Navajo Trust Fund
Financial Manager

Stephanie Holly, Navajo Utah Commission

Clarence Rockwell, Executive Director,
Navajo Utah Commission

Chris Pieper, Assistant Attorney General

John Nakai, Utah Navajo Trust Fund
Construction Manager

Robert Steed, Utah Attorney General UNTF

Katrina Hadley, Teecnospos Chapter

Jerold Bidtah, Teecnospos Chapter

Corri Benally, Aneth Chapter

Tara Benally, Rural Utah Project

Van Christensen, Director, State Finance

Ophelia Begay

Betty Todacheeney?

Eric Slowman, Teecnospos Chapter

Emma Red Feather

Frances Begay

Beatrice Redfeather, Teecnospos Chapter

Carma, Housing Committee, Aneth Chapter

Rose Dandy, Utah Navajo Trust Fund

Carver Black, DWS Financial Manager

Michael Mowes, DWS Program Specialist

Paul Moberly, DWS Program Manager

Welcome & Introductions

Chairman Evan Curtis officially called the Navajo Revitalization Fund (NRF) In-Person Board meeting to order at 1:10pm, on Friday, October 11, 2024, meeting at the UNTF Offices in Blanding, 151 E 500 N, Blanding, Utah 84511, with a virtual option.

Chairman Curtis expressed appreciation to the UNTF staff for hosting the meeting, then asked for those in attendance on zoom to introduce themselves, with board members going first. There was a quorum present with Chairman Evan Curtis, Commissioner Silvia Stubbs, Commissioner Jamie Harvey, and Kenny Victor in attendance.

2. Approval of Minutes [3:30]

The draft minutes from the June 11, 2024 Navajo Revitalization Fund Board meeting were presented. The chair called the question:

Commissioner Jamie Harvey made and Commissioner Silvia Stubbs seconded the motion to approve the minutes for the board meeting held on June 11, 2024. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Kenny Victor, Commissioner Jamie Harvey and Chairman Evan Curtis.

3. Fund Report [4:30]

3a. Current balances [4:30]

Carver Black, DWS Finance Manager reviewed the chapter’s unallocated chapter account balances as of 9/26/2024:

CHAPTER	AVAILABLE
Aneth	226,637.22
Dennehotso	67,035.84
Mexican Water	246,392.28
Navajo Mountain	306,285.36
Oljato	950,721.93
Red Mesa	53,815.10
Teecnospos	169,100.25
Non-Chapter	-
Interest (FY24)	368,766.09
Unallocated Severance Tax	642,317.00

3.b FY2024 Allocation (\$642,317) [5:45]

Chairman Curtis invited Mr. Moberly to introduce the allocations available. Mr. Moberly gave the total of non-chapter projects at \$145,000 and reminded that there weren't funds in the non-chapter account. He asked the chair if he wanted to allocate the new funds and interest at the same time, to which he responded that he deferred to the board. He invited Mr. Moberly to use a spreadsheet model to show options, and that the board would need to allocate non-chapter funds to fund the projects presented later in the agenda. Mr. Moberly pulled up the allocation model spreadsheet and stated some funding options. Chairman Curtis asked Mr. Moberly to explain the allocation formula to the board, which he did. He then showed in the model the added interest through the formula. Chairman Curtis asked how non-chapter funds were added in the past. Mr. Moberly stated that the board has allocated through interest or from specific benefiting chapters. Kenny Victor asked to see the \$145,000 allocated to non-chapter from interest. Chairman Curtis asked the board what they thought of that scenario. Commissioner Harvey asked to clarify that the allocations were done by population. Mr. Moberly confirmed that it was base plus remainder multiplied by population. Chairman Curtis stated he'd accept a motion once the board is comfortable with the allocations. Kenny Victor stated that scenario A as outlined would be sufficient given his understanding of the non-chapter projects. He presented his motion, and Commissioner Stubbs seconded it to fund as follows:

\$223,766.09 in interest generally allocated through the formula

\$145,000 interest allocated to the non-chapter account

With that, the new allocations are as follows:

Non-Chapter	\$145,000.00
Aneth	\$252,498.61
Dennehotso	\$36,433.75
Mexican Water	\$89,597.27
Navajo Mountain	\$79,587.40
Oljato	\$203,932.21
Red Mesa	\$149,285.75
TeecNosPos	\$54,748.10

Chairman Curtis opened the motion for discussion. Commissioner Harvey asked if the non-chapter funds would be competitive. Chairman Curtis invited Mr. Moberly to explain how non-chapter funding functions. Mr. Moberly explained that non-chapter funds are for projects not presented through the chapters and that it is only as competitive as the board makes it. Mr. Tony Dayish explained previous practice was for the board to entertain the non-chapter proposals before allocation. Commissioner Harvey asked about the funding for roads for each chapter. Chairman Curtis and Mr. Moberly confirmed that roads were eligible but no separate allocation of NRF funding existed

specifically for roads. Commissioner Harvey discussed an issue of road maintenance near Montezuma Creek, where the county could provide labor but they need funding for materials. Chairman Curtis and Mr. Moberly reiterated that roads were an eligible project. Commissioner Stubbs commented that she enjoyed working with the NRF board because of the good it does with its funding, and encouraged chapters to apply for the funding.

Chairman Curtis called the question.

Kenny Victor made, and Commissioner Siliva Stubbs seconded, the motion to approve the new allocation as outlined above. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

Board Business [21:50]

4.a Policy change - \$85,000 max per housing project [22:27]

Chairman Curtis introduced the issue, and that it was to improve alignment with UNTF. Chairman Curtis invited Mr. Moberly to introduce this proposed policy. Mr. Moberly reiterated that the board had previously discussed this issue at past board meetings. He stated that UNTF uses a maximum per square foot measurement and a maximum home size. He shared five options provided in the board packet for the board to consider: leave as is; add a per square foot requirement; add a per square foot requirement and a maximum square foot requirement; change the maximum funding amount; or eliminate the restriction. Chairman Curtis asked for questions and summarized the situation. Commissioner Stubbs asked how much funding per home would it be given the size proposals, and asked how much home could be built assuming UNTF's square foot costs, with the current \$85,000 allowed. Mr. Moberly responded that it would be a 772 square foot home. Mr. Moberly stated they didn't know the UNTF maximum home size before the meeting and Mr. Dayish said that given the per square foot cost and maximum home size, the total possible to fund per home is \$135,520. Commissioner Stubbs asked what the best solution is from the UNTF who builds homes. Mr. Dayish answered that the chapters approve the applicants and they look at the size. Commissioner Harvey commented that this would help with the variable costs involved in materials. Commissioner Stubbs agreed with Commissioner Harvey. Kenny Victor confirmed that UNTF tracks these costs as well. Chairman Curtis called the question:

Commissioner Siliva Stubbs made, and Kenny Victor seconded, the motion to approve the policy change from "Funding for each home is limited to \$85,000 in NRF funds," to

“NRF funding for each home is limited on a per square foot measurement, adjusted annually, which follows UNTF's amount and size in policy. The size is limited to 28 ft x 44 ft (1,232 sqft). The price per square foot for FY2025 is \$110 / sqft.” The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

4.b Change in policy on requiring project amounts in chapter resolutions. [32:40]

Chairman Curtis introduced this item to help streamline operations and asked Mr. Moberly to introduce the proposal. Mr. Moberly stated that they currently require funding amounts in both the application and chapter resolution. UNTF does not require the amount in the chapter resolution, given the time it takes to amend or draft new resolutions. Mr. Dayish stated that they also use a standard scope of work which also includes the amount. Commissioner Stubbs stated that the chapters find it difficult to amend or draft resolutions and would support this policy. Chairman Curtis called the question:

Commissioner Silvia Stubbs made, and Kenny Victor seconded, the motion to approve the policy addition: “Requested funding amounts are required on the application, but not on the chapter resolution. The resolution must state a pursuit of NRF funding.” The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

4.c Policy on prioritization of projects. [35:30]

Chairman Curtis introduced the policy and invited Mr. Moberly to present the policy. Mr. Moberly stated that this draft policy reflects the current practice of the board. Chairman Curtis called the question:

Kenny Victor made, and Commissioner Jamie Harvey seconded, the motion to approve the policy addition: “Each chapter prioritizes their own projects and cannot overdraw their unallocated funds. Each chapter's projects are heard in the order they were received; non-chapter projects are also heard in the order they were received. The board gives priority to projects as outlined in its enabling statute UCA35A-8-1707(2) and in harmony with UCA35A-8-1703.” The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5. Project Applications [37:30]

Chairman Curtis invited Mr. Moberly to present the projects. Mr. Moberly apologized for duplicating the project in 5A (Scope of Work Change - Grant 708) and 5L and asked to discuss that under 5L. Chairman Curtis asked him to start with 5B.

5.b San Juan County - Computers for Montezuma Creek Library [38:12]

Mr. Moberly introduced the project which is a request for \$5,000 to procure and install 4 new desktop computers for the Montezuma Creek Library that will replace outdated and non-functioning equipment. These computers would be for the Navajo people and patrons of the library in the Montezuma Creek area to utilize during library business hours and thus help fulfill the need in that area for computer access with free WiFi and internet connection. Specifications for these computers will be generally equivalent to a Dell OptiPlex All-in-One desktop computer.

Commissioner Stubbs discussed the project, the situation with the obsolete computers and need for the services, and expressed appreciation to all involved. Chairman Curtis called the question:

Commissioner Jamie Harvey made, and Kenny Victor seconded, the motion to approve the project as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5.c Navajo Mountain - New Home - Gordon Warren & Loretta King [41:20]

Chairman Curtis invited Mr. Moberly to present the project. Mr. Moberly presented the project, which is a request for \$20,540 requested for the construction of a 1232 sqft (3 bedroom, 2 bath) home for the Gordon Warren and Loretta King family. UNTF is matching \$109,360. Commissioner Stubbs expressed appreciation with partnering with UNTF to build these homes. Chairman Curtis called the question:

Commissioner Jamie Harvey made, and Kenny Victor seconded, the motion to approve the project as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5.d Aneth - Home Renovation - Hamilton Clark [42:39]

Chairman Curtis asked Mr. Moberly to present the project. Mr. Moberly presented the project, which is a request for \$17,026.59 for purchasing materials for self-help home repairs and renovations for the home of Hamilton Clark including repair or replacement of the roof, damaged exterior and interior walls, exterior windows and doors, flooring,

and purchase of cabinets for kitchen and bathroom. UNTF is matching \$17,600. Chairman Curtis called the question:

Commissioner Jamie Harvey made, and Commissioner Silvia Stubbs seconded, the motion to approve the project as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

Commissioner Stubbs expressed her appreciation for self-help projects which allow the funds to stretch further.

5.e Aneth - New Home - Hebert & Elsie Keams [44:20]

Chairman Curtis asked Mr. Moberly to present the project. Mr. Moberly presented the project, which is a request for \$29,450 requested for the construction of a 700 sqft (1 bed, 1 bath) home for the Hebert & Elsie Keams family, by Design Build Utah @ Bluff. UNTF is matching \$25,000. Commissioner Stubbs asked who Design Build Utah is. Mr. Moberly explained the Design Build Utah @ Bluff program. Chairman Curtis called the question:

Commissioner Jamie Harvey made, and Kenny Victor seconded, the motion to approve the project as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5.f Mexican Water - Powerline Extension - Valerie Lee [46:05]

Chairman Curtis asked Mr. Moberly to present the project, and stated that these chapter projects could be combined into one motion. Mr. Moberly presented the project, which is a request for \$9,705.22 requested for the construction of an overhead powerline extension of approximately 0.12 miles from an existing line to the home of the Valerie Lee family. UNTF is matching \$9,705.22.

5.g Mexican Water - Powerline Extension - Roman Skow

Chairman Curtis asked Mr. Moberly to present the project. Mr. Moberly presented the project, which is a request for \$10,579.42 requested for the construction of a powerline extension of approximately 0.12 miles from an existing line to the home of the Roman Skow family. UNTF is matching \$17,579.42.

Chairman Curtis called the question:

Kenny Victor made, and Commissioner Jamie Harvey seconded, the motion to approve projects 5f and 5g as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5.h Aneth - New Home - Etta & Frank Chief [47:26]

Chairman Curtis asked Mr. Moberly to present the projects and stated that the Aneth projects could be combined into one motion. Mr. Moberly presented the project, which is a request for Due to a change in scope of work, and UNTF involvement, cancelling the DWS contract 23-DWS-0549 but continuing grant 788 (\$85,451.90), and revising the scope of work from a home renovation to a new 864 sqft (2 bedroom, 1 bath) home for Etta and Frank Chief. UNTF is matching \$11,721.30.

5.i Aneth - New Home - Genevieve Chee

Mr. Moberly also presented this project, which similarly was that due to a change in scope of work, and UNTF involvement, they will need to cancel the contract 23-DWS-0550 but continuing grant 786 (\$46,216.02), and revise the scope of work from a home renovation to a new 864 sqft (2 bedroom, 1 bath) home for Genevieve Chee. UNTF is matching \$93,729.44. The chair called the question:

Kenny Victor made, and Commissioner Jamie Harvey seconded, the motion to approve projects 5h and 5i as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5.j Navajo Utah Commission - Montezuma Creek Post Office Project [49:55]

Chairman Curtis asked Mr. Moberly to present the projects and stated that the Navajo Utah Commission projects could be combined into one motion. Mr. Moberly presented the project which was \$100,000 requested for the construction of a new 3,000 sqft facility for the U.S. Postal Service and a separate tenant in the Montezuma Creek area serving the

Aneth and Red Mesa Chapters. The allocation will be used as local matching funds to secure the \$1,950,507 balance of funding from the Navajo Nation or other sources. There will need to be a contract signatory for the contract on behalf of NUC. Chairman Curtis asked if U.S. Postal Service funding would be involved. Tony Dayish responded that the project is to create the shell, and the postal service will install their equipment and furnishings inside. Chairman Curtis asked clarification on the contract signatory and if it is required before approval. Mr. Moberly clarified that similar to the previous housing project, we'd need to set up a signatory. Chairman Curtis asked if there was a willing signatory. Tony Dayish indicated that he and UNTF could be the signatory, and that they had concerns with the language on the contract, but had worked on that language with staff. Commissioner Stubbs stated that Congressman Curtis had visited the area many times and could be helpful for items like this project. Chairman Curtis asked for Mr. Moberly to present the next project.

5.k Navajo Utah Commission - Montezuma Creek Market Analysis Project [55:25]

Mr. Moberly presented the project which was \$40,000 requested for a market analysis of a proposed shopping center in Montezuma Creek to serve surrounding Navajo communities, and will include on-site assessment for potential economic development sites. In addition, there is a separate request for repurposing grant 708 (\$14,608) for this project. There is \$80,000 in matching funds from the USDA Rural Development, Rural Business Development Grant. A contract signatory will also be needed on the contract for this project. Chairman Curtis asked if UNTF would also be the signatory on this contract, which was confirmed.

5.l Navajo Utah Commission - Scope of work change for grant 708 [55:55]

Mr. Moberly presented the project, connected to the previous item, which was a request for repurposing grant 708 (\$14,608) from scope, "*For a Market & Economic Feasibility study and Geo-Design Land Use Plan for the 7 Utah Navajo Chapters*" to be used on the Montezuma Creek Market Analysis Project: a market analysis of a proposed shopping center in Montezuma Creek to serve surrounding Navajo communities, and will include on-site assessment for potential economic development sites. There are \$80,000 in matching funds from the USDA Rural Development, Rural Business Development Grant and the \$40,000 requested from NRF earlier in the meeting.

5.m Navajo Utah Commission - Renewal of grant 795 for Navajo Mountain / Oljato EIS funding (\$100,000) [57:00]

Chairman Curtis asked Mr. Moberly to present the project. Mr. Moberly presented the project which was the renewal of grant 795 (\$100,000) of non-chapter funding to use as match for Utah State legislative or other funding for the Environmental Impact Statement to

construct a road between Oljato and Navajo Mountain. Grant was originally approved 9/15/2023, expired 9/15/2024 and is requested to be extended for two years. The chairman called the question:

Commissioner Jamie Harvey made, and Commissioner Silvia Stubbs seconded, the motion to approve projects 5j, 5k, 5l, 5m as presented, with UNTF as signatory for which items needed that. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

5.n Aneth - Scope of work change - grant 760 [58:30]

Chairman Curtis asked Mr. Moberly to present the project. Mr. Moberly presented the request. Due to an immediate need for housing arrangements, Aneth is requesting to change the scope of work on grant 760 (\$55,000) from the previous project "*to construct a domicile to house a public safety officer*", to renovating an existing double-wide mobile home, originally setup to provide office space for the Temporary Assistance for Needy Families (TANF) program. UNTF has \$55,000 matching on this project. Mr. Tony Dayish confirmed that UNTF has approved funding for this project and provided clarification on the details and background for the project. Chairman Curtis called the question.

Kenny Victor made, and Commissioner Jamie Harvey seconded, the motion to approve the scope of work change as presented. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent.

6. Board Member Issues [1:00:20}

6.a Proposed Meeting Schedule

Chairman Curtis stated there was a proposal for a meeting on Friday, November 22, 2024 at 11am in person and jointly held with the UNTF board in Mexican Water. Mr. Moberly said that the meeting was originally in place to align with UNTF. Mr. Dayish stated that their schedule changed to Friday, December 13th but that he may change the date and location for their annual retreat. Chairman Curtis asked for staff to confirm with the board once UNTF's plans are finalized.

7. Adjournment

Chairman Curtis asked for a final motion to adjourn.

Commissioner Jamie Harvey made the motion to adjourn. The motion carried as approved with affirmative votes by Commissioner Silvia Stubbs, Commissioner Jamie Harvey, Kenny Victor, and Chairman Evan Curtis, with Patricia Blackhorn absent, and the meeting adjourned at 2:12pm.

Submitted by Paul Moberly