



P.O. Box 620
Pueblo of Acoma, NM 87034

"Providing Safe and Affordable Housing Opportunities"

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Board of Commissioners Meeting

January 10, 2017
5:30 p.m.
PAHA Conference Room

AGENDA

1. **Call to Order** – Robin Cruz, BOC Chair
2. **Invocation**
3. **Roll Call** – Robin Cruz, BOC Chair
4. **Approval of Agenda**
5. **Approval of Minutes BOC meeting** – Dec 9, 2016
6. **Opening Remarks** – Floyd Tortalita, Executive Director
7. **Department Reports -**
 - a.) Finance – *Owen Ondelacy, Finance Manager*
 - b.) Housing Services – *Jennette Steward, Housing Services Manager*
 - c.) Development – *Francisco Carr, Development Manager*
 - d.) Executive Director's Update – *Floyd Tortalita, Executive Director*
8. **Announcements & Schedule Next BOC Meeting**
February BOC Meeting – February 14, 2017 - 5:30 pm – PAHA Conference Room

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9. **Adjournment**



Minutes of December 9, 2016
PAHA Board of Commissioners Yearend Meeting
Santa Ana Star Casino- 5:30pm

1. **Call to Order:** 5:53 p.m.

2. **Invocation:** Tribal Councilman, Ernest Vallo, Sr.

3. **Roll Call: PRESENT:** Chairwoman, Robin Cruz; Vice-Chair, Patrick Ortiz; Commissioner, Damian Garcia; PAHA Staff: Executive Director, Floyd Tortalita; Development Manager, Francisco Carr; Housing Services Manager, Jennette Steward, and Recording Secretary, Krystal Vallo; **Ex-OFFICIO's:** Tribal Councilman, Ernest Vallo, Sr.; 1st Lt. Governor, Raymond Concho, Jr. **ABSENT:** Finance Manager, Owen Ondelacy; Commissioner's, Ezilda Paytiamio & April Estevan

4. **Approval of December 9, 2016 Agenda:**

Commissioner, D. Garcia motioned to approve 12/9/16 Agenda, seconded by Vice-Chair, P. Ortiz. Motion carried.

5. **Approval of November 10, 2016 Meeting Minutes:**

Commissioner, D. Garcia motioned to approve 11/10/16 Minutes, seconded by Vice-Chair, P. Ortiz. Motion carried.

6. **Opening Remarks:** Floyd Tortalita, Executive Director

Mr. Tortalita informed the Board that the agenda will be rather short. A few action item's will be presented, but managers will not give their department reports only questions on the reports will be answered, if any when we get to department reports on the agenda.

7. **New Business**

a) 2017 Operating Budget – Floyd Tortalita, Executive Director

A breakdown of the 2017 Operating Budget, and expenditure report comparing 2016 and 2017 provided to the Board. For 2017 there is about a \$25,000 increase due to the upcoming purchase of a vehicle. Also, a 5% (merit/cola) increase is included in the proposed budget for 2017, if approved. For 2016 PAHA is under spent. There were no inquiries. 2017 Operating Budget approved; all in favor, none opposed.

b) Resolution Approving Homeownership Transfer (D. Fernando) – Jennette Steward, Housing Services Manager
On November 30, 2016, Dominic Fernando, homebuyer (Head of Household) requested to transfer ownership of home to daughter, Dominique J. Fernando (Household Occupant). Dominique J. Fernando is income eligible, meets all other eligibility requirements for the Lease program and is listed as a successor on the lease agreement. **1st Lt.:** This is all within policy? **Response:** Yes. There were no further inquiries. Resolution was read aloud. Approving the Transfer of Lease Purchase Agreement Ownership from Dominic Fernando to Daughter Dominique J. Fernando, New Head of Household (Resolution No. PAHA-120916-01) passed in a vote of 3 for and -0- against.

c) Amendments to the PAHA Procurement Policy to Reflect Requirements in the HUD OMB OMNI Circular – Floyd Tortalita, Executive Director

Procurement policy was handed out to the Board for review and comments or suggestions are encouraged. Denise Zuni, PAHA attorney is currently reviewing document as well. Due to unforeseen circumstances the final review of the document is unavailable and will be tabled to another time.

8. **Department Reports- (For more information refer to December 2016 Board Packet.)**

No inquiries on the Finance, Housing Services, and Development department reports.

Executive Director Report – Floyd Tortalita

Trump's Treasury pick says he wants to slash taxes across the board- President Trump is requesting to reduce the corporate tax rate from 35 percent to 15 percent. Unfortunately, that has resulted in the investor in PAHA's tax credit project wanting to delay, because market value went down. What this means for PAHA is a loss of a million dollars at

no one's fault. This slash of tax credits is nationwide. PAHA is working with Raymond James (investor) and will also speak with MFA. Residential Leasehold Update- an attempt was made by Tribal Administration to meet with the antelope clan in the past month (November) but has not been able to meet. For the month of December a meeting has been scheduled for December 15th to meet with the antelope clan. There were no inquires.

9. Announcements & Schedule January 2017 Meeting:

1st Lt.: Repo Construction and White Arrow Construction are two contractors that have been reported to Tribal Administration for poor workmanship and not completing projects by families that have recently worked with them. Please beware of these two contractors.

Robin: The families can actually file a complaint with the NM Regulation and Licenses under Construction Industry, because that is where that is where they have their construction license.

Damian: This is my last meeting due to term ending at the end of the year and wish not to continue, but appreciate the experience.

Next scheduled BOC meeting will be held on Tuesday, January 10, 2017 at 5:30 p.m. – PAHA Conference Room.

10. Adjournment:

Meeting adjourned @ 6:27 p.m., motion made by Commissioner, D. Garcia, seconded by Vice-Chair, P. Ortiz.
Motion carried.

Respectfully submitted



Krystal Vallo,
Transcribing Secretary