



P.O. Box 620
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"Providing Safe and Affordable Housing Opportunities"

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Board of Commissioners Meeting

April 13, 2011
5:30 p.m.

AGENDA

- 1. Call to Order** – Don Shields, Board Chairman
- 2. Invocation**
- 3. Roll Call** – Don Shields, Board Chairman
- 4. Approval of Agenda**
- 5. Approval of Minutes BOC Meeting** – March 16, 2011
- 6. Opening Remarks** – Floyd Tortalita, Executive Director
- 7. New Business** –
- 8. Department Reports -**
 - a) Finance – Owen Ondelacy, Finance Manager
 - b) Housing Services – Jennette Steward, Housing Services Manager
 - c) Development – Lawrence Ramirez, Development Manager
 - d) Executive Director's Update – Floyd Tortalita, Executive Director

9. Announcements & Schedule Next BOC Meeting

May BOC Meeting – May 11, 2011 – 5:30 pm – PAHA Conference Room

10. Adjournment

**PAHA Board of Commissioners Regular Meeting
MINUTES of March 16, 2011
PAHA Conference Room**

1. **Meeting called to order:** Meeting was called to order by Chairperson Don Shields @ 5:42 p.m.
2. **Invocation:** Member, Bernard Lewis
3. **Roll call:** Present: -Chair, Don Shields; Vice-Chair, Robin Cruz, Members, Tim Chavez, April Estevan & Bernard Lewis
Tribal Ex-Officios present: Councilman, Ernest Vallo, Sr.
PAHA Staff present: Executive Director, Floyd Tortalita; Finance Manager, Owen Ondelacy; Housing Services Manager, Jennette Steward, Housing Services Counselors: Nina Jaramillo and Bob Tenequer, Recording Secretary, Veralyn Farias.
4. **Approval of Agenda**
Vice-Chair, Robin Cruz Motioned to approve the March 16, 2011 Agenda as presented, Seconded by Member, April Estevan. With all in favor, Motion carried.
5. **Approval of February 9, 2011 Minutes**
Member, Tim Chavez, Motioned to accept the 2/9/2011 Minutes as presented, Seconded by Member, Bernard Lewis. With all in favor, Motion carried.
6. **Opening Remarks – Floyd Tortalita, Executive Director**
Mr. Tortalita announced tenants were requesting an audience with the Board. Therefore, an Executive Session/Board hearing was being called at this time by PAHA. Mr. Tortalita excused those individuals not directly involved with the hearing. Among those excused was Member, April Estevan who previously requested to the Director to be excused from this hearing. Chair, D. Shields asked for a Motion to call for an Executive Session. Mr. Bernard Lewis made the Motion, Seconded by Vice-Chair, Robin Cruz. With all in favor, Motion carried.
7. **New Business**
 - a) Board Hearing/Executive Session commenced.
 - The regular March 16, 2011 Board meeting was called back to order by Chair D. Shields @ 7:25 pm.. Now present was Tribal Secretary, Daniel Lucario and Development Project Manager, L. Ramirez.
 - b) 2010 Annual Performance Report (APR) – Owen Ondelacy- Finance Manager
Mr. Ondelacy presented this report for Grant years 2003 thru 2010. The summary attached to the report explained activities or projections PAHA made for each grant year. Certain projections were deleted due inadequate funding or simply not being feasible. Activities for 2009 and 2010 are expected to begin this year. The APR is due to HUD by March 31, 2011, however, Mr. Ondelacy would like to forward that report by next week. Mr. Ondelacy would like to expend funds for the older grant years in order to close them out. HUD's two (2) requirements have been met, 1) Allow for a comment period from the public, deadline is by COB this Friday, and 2) the APR must be forwarded to tribal administration for their comments. The following questions were asked by Board/Reps: 1) where will the ten (10) homes slated for construction be built? Response, within the existing sub-division. 2) Will the deleted areas be acceptable to HUD? Response, yes. 3) What is ADA? Response, Homes requiring disability access/rehab., projected number of homes to complete was ten (10) under the 2008 ARRA (Stimulus Funds), PAHA completed seventeen (17) homes. With no further discussion, Member T. Chavez made a Motion to accept the APR as presented, Seconded by Member, B. Lewis. With all in favor, Motion carried.
 - Member, T. Chavez suggested Tabling #8 Department Reports. Chair D. Shields stated this was a good idea and will be considered.
 - c) 2011 Indian Housing Plan (IHP) Owen Ondelacy, Finance Manager
 - Not many changes occurred from last year to this year. The blue shaded areas indicate some changes taking place.
 - On page 14, Mr. Ondelacy pointed out and explained funds from the IHBG allocation and estimated revenue which have been allocated for certain categories for FY 2011. Current 2010 IHBG funding is @\$1,116,464M, including Program Income.

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- Mr. Tortalita stated Washington is still uncertain about funding allocations, and the amount shown is not certain. He added funding could be less than what has been reported.

The IHP requires Board approval, once approved, it will be forwarded to Governor Hestia for his signature, after which time will be sent to HUD.

With no further discussion etc., Mr. Bernard Lewis made a Motion to accept/approve the IHP as presented, Seconded by Mr. Tim Chavez, with all in favor, Motion carried.

d) AHPO Lease/Pueblo of Acoma Lease

Executive Director announced tribal administration has requested AHPO to vacate the building (next door), in order that the Social Services department could move in. A lengthy discussion ensued regarding how much to charge for rent and whether to include or not include utilities, maintenance etc.,. Board appointed the Executive Director to draw up an agreement. PAHA's Board suggested the following monthly rates be negotiated, beginning with the 1st year @ \$550.00, 2nd year @ \$650.00, and \$750.00 3rd year and so on, excluding utilities. In the discussions, Mr. Lucario indicated the tribe would also like to pave the parking lot area. Mr. Tortalita stated if there are any major deviations from what was suggested, he will notify the Board. Chair, D. Shields made a Motion for Executive Director, F. Tortalita to draw up the agreement to present to tribal administration, Seconded by Mr. Bernard Lewis.

8. Department Reports:

A motioned by Vice-Chair R. Cruz was made to accept the department reports, Seconded by Mr. B. Lewis.

9. Announcements & Schedule next Board Meeting:

March 23rd thru 24 Board Training, Albuquerque, NM

May 24 – 26 NAIHC 37th Annual Convention & Trade Show, Phx. AZ.

April 5 – 6, 2011, Southwest Tribal Housing Alliance Forum, Santa Ana Pueblo (Tamaya Hotel Resort & Spa).

Next PAHA Board of Commissioners Meeting is scheduled for April 13, 2011, 5:30 pm, PAHA Conference Room

10. Adjournment:

With no other business at hand, Vice-Chair Robin Cruz made a Motioned to adjourn, Seconded by Mr. Bernard Lewis. Meeting adjourned at 8:40 pm.

11. Executive Session convened.

Respectfully submitted,



Veralyn Fajias
Recording Secretary