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"Providing Safe and Affordable Housing Opportunities"

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## Board of Commissioners Meeting

April 18, 2012  
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 14, 2012
6. **Opening Remarks** – Floyd Tortalita, Executive Director
7. **Old Business**
  - a.) PAHA Relocation Policy – Floyd Tortalita, Executive Director
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 9, 2012 - 5:30 pm – PAHA Conference Room

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10. **Adjournment**
11. **Executive Session – PAHA Board of Commissioners**

**PAHA Board of Commissioners Regular Meeting Minutes**  
**March 14, 2012 – 5:30 p.m.**  
**PAHA Conference Room**

1. **Meeting called to order:** @5:45p.m. by Chairman, Don Shields, Jr.

2. **Invocation:** Ex-Officio, Ernest Vallo, Sr..

(Agenda skipped to): #6

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

1. Requested to be excused for about an hour to attend son's school meeting.
2. Requested to be excused from the Executive Session, Re: the Victoria Garcia hearing, stating he stands by his decision previously made on this case
3. Made a recommendation to "Table" the Relocation Policy, states it is currently under legal review.
4. Announced, L. Ramirez, Development Mgr was absent from tonight's meeting due to medical issues, Francisco Carr, Proj. Mgr. will fill in for him

3. **Roll call:** Present: Chair, Don Shields, Members, April Estevan and Tim Chavez. Ex-Officio, Ernest Vallo, Sr.; PAHA Staff: Executive Director, Floyd Tortalita; Finance Manager, Owen Ondelacy; Housing Counselor, Jennette Steward; Project Manager, Francisco Carr for Lawrence Ramirez; and Recording Secretary, Veralyn Farias.

For the record: Absent: Vice-Chair, Robin Cruz; Member, Bernard Lewis; Tribal Sec'y, Daniel Lucario; Dev. Proj. Mgr. Lawrence Ramirez.

7. **Executive Session: Ref: Victoria Garcia case**

**The regularly scheduled Board meeting resumed at 7:12 p.m.**

4. **Approval of March 14, 2012 Agenda:**

With no changes to the Agenda, Member, April Estevan motioned to accept the Agenda as presented, seconded by Member Tim Chavez. With all in favor, motioned carried.

5. **Approval of February 8, 2012 Minutes:**

With no corrections to the Minutes, Member, Tim Chavez motioned to accept the Minutes as presented, seconded by Member April Estevan. With all in favor, motioned carried.

8. **New Business: 2011 PAHA Annual Performance Report (APR) – Owen Ondelacy**

The 2011 APR was presented with a brief explanation of activities for grant years 2003 -2011 (see attached hand-out). Mr. Ondelacy informed the Board the format has been changed by HUD, in future reporting both IHP and APR will be combined. All open grant balances will now be closed and rolled into the current grant year which is 2012 and will continue to roll over onto each new incoming year. The amount rolled over into the 2012 grant year is: \$4,297,312.23. A copy of the APR is being sent to the Tribe for comments. Notices will be posted in public areas informing the public of the availability to view the APR here at PAHA. Comment period ends March 16, 2012 @ 4:30. The APR is due to HUD by March 30, 2012. Chairman asked if PAHA could be cited with a finding for unspent dollars going back to 2003. Mr. Ondelacy stated he recalls Mr. Tortalita indicating anything over 5M may become an issue. Mr. Ondelacy added with the ongoing issue of the litigation between the Tribe and CDEC, new construction monies may have to be used on rehab. projects. With no other questions, Mr. Ondelacy asked the Board for their approval to accept the APR as presented. A vote was taken and the APR unanimously accepted by all Board members present.

9. **Old Business:**

This item Tabled.

10. **Department Reports:**

Finance – Owen Ondelacy – the report was not read aloud. Member, Estevan asked what the credit of \$178.58 under the Operating Budget line item Repairs & Maint., was for? Response – a company at times issues a credit when orders are placed.

Housing Services – Jennette Steward –

Member, Ms. Estevan asked if there were any new clients eligible for homeownership, response, yes however, no client has made or submitted a written request to be considered.

Board members expressed that perhaps bringing awareness to the community not only on Child Abuse but on Elderly abuse as well. This may prove to be helpful to the elders & seniors in our community.

>Development/Maint. – Francisco Carr for L. Ramirez:

Following the Dev./Maint. Report, a number of questions and information was discussed. The construction of 10 – 12 new homes has become a big issue due to the Continental Divide Elect. Co-op and P.O.A's on-going litigation. Continental states no new lines will be dropped. Mr. Tortalita states, as for the construction of new units, PAHA will go with the "modular unit" style of homes. It is unknown how long the litigation will take. If the decision goes either way, it could mean one of the entities appealing the decision and take much longer to resolve this issue. The monies under new construction has to be expended soon. Once those units are purchased, PAHA will need to fence those units to keep vandalism at a halt. When PAHA is involved in projects such as MFA or the Lucero project as an oversight, is there something in writing which holds PAHA harmless? Mr. Carr stated there is an indemnification clause or statement which is signed by a client. On the Lucero case, sewer lines cannot be tied into the community sewer lines because they are on a septic system. As for the Mobile Homes replacements all work must be the responsibility of PAHA because IHBG funds were used in this project.

Executive Director's Report – Floyd Tortalita

Mr. Tortalita presented and explained each topic within his report. He expressed the need to expend dollars still sitting in LOCCS which total 5M. However, he also stated the issue with CDEC and the Tribe which is causing a delay in new construction.

**11. Announcements & Schedule next Board Meeting –**

Updates: PAHA will be going before Tribal Council tomorrow night. 3/15/12. Another topic PAHA is ready to discuss is the outstanding issue of the CD. The burden of prove is on the Tribe

Meeting with Governor Vicente this Friday regarding the Residential Leasehold process. Governor is very hopeful this will soon be approved.

Mr. Tortalita has formally announced his candidacy for Chairman of NAIHC. He has received much support from other housing authorities.

Mr. Chavez stated the issue with CDEC should go national using NCAI.

Next scheduled meeting is Wednesday, April 11, 2012 @5:30 pm.

**10. Adjournment:**

With no other business at hand, Member Tim Chavez motioned to adjourn, seconded by Member April Estevan. Meeting adjourned at 8:40 p.m..

Respectfully submitted,



Veralyn Farias  
Recording Secretary