

AGENDA

Pueblo of Acoma Housing Authority Board of Commission Meeting
Pueblo of Acoma Housing Authority Board Room
Acoma, New Mexico
June 8, 1999
6:30 p.m.

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Read & Approve Minutes
 1. March 16, 1999 Regular Meeting
 2. April 19, 1999 Regular Meeting
- VI. Announcements
 1. National Homeownership Week, June 5 – June 12, 1999
 2. Poster Contest Judging
 3. HUD-ICF Kaiser training for Pueblos formerly with ALPHA, June 22-23, 1999 at Albuquerque, New Mexico
 4. 25th Annual NAIHC Convention and Trade Show, July 12-14, 1999 at Seattle, Washington
 5. SWIHA Quarterly Meeting , July 27-30, 1999 at Anaheim, California
- VII. Reports
 1. Executive Director's Report
 2. Update on meeting with George K. Baum Investment Company – Secretary Tim Chavez
- VIII. Old Business - NONE
- IX. New Business
 1. Unlimited Resources – Housing Proposal
 2. Amortization Schedule and Monthly Equity Payment Account
- X. Schedule Next Board of Commission Meeting
- XI. Adjourn

Minutes of June 8, 1999
Pueblo of Acoma Board of Commission Meeting, 6:30 p.m.

Item I. Call to Order

Meeting was called to order at 6:50 p.m.

Item II. Invocation

Item III. Roll Call

Chairman Felipe, Secretary Chavez, and Commissioner Aragon were present. Quorum established.

Item IV. Approve Agenda

Motion to approve agenda as presented was made by Commissioner Aragon, seconded by Secretary Chavez. Motion carries. Agenda approved.

Item V. Read & Approve Minutes

Chairman Felipe had a question regarding March 16, 1999, Item 9-New Business: Approval to write-off all accounts, was that in form of a resolution? Did we take action on this? Secretary Chavez will check. If indeed so, was this tabled due to its presence in April 29, 1999 minutes. Request by Chairman to also number pages. Commissioner Aragon has a question on March 16, 1999 meeting minutes, under Executive Director's Report: March 12, 1999 Meeting. Question was raised regarding land assignments. Can land assignments be rescinded as it relates to foreclosure? Whether or not the home can be foreclosed, and the land could be reassigned or turned over to PAHA. Check tape. How should land assignments be handled?

A motion to approve and adopt? meeting minutes for March 16, 1999 was made by Commissioner Aragon, seconded by Secretary Chavez.

Motion carries. Thus, meeting continued with the following:

March 16, 1999 *Motion to approve March 16, 1999 meeting minutes was made by Commissioner , seconded by Commissioner . All in favor: yeas, 0 no, 0 abstaining.

April 19, 1999 *Motion to approve April 19, 1999 meeting minutes was made by Secretary Chavez, seconded by Commissioner Aragon. All in favor: yeas, no, abstaining.

Item VI. Announcements

National Homeownership Week, June 5-12, 1999, Pueblo of Acoma, NM. Mr. Brian Vallo, HOC I provided overview of national homeownership week activities scheduled for the Pueblo of Acoma tribal members (see attachment).

Poster Contest Judging for National Homeownership Week- "Future of Acoma Housing"
- Entries were submitted by children of the Pueblo. Antonina Garcia and Derek Victorino received the majority of votes. All participants received gift certificates.

HUD-ICF Kaiser training for Pueblos formerly with AIPHA, June 22-23, 1999 at Albuquerque, NM. PAHA office will be closed for those two days. The entire PAHA staff, with the exception of the DEP program staff, are scheduled to attend. No agenda was available for review. Training will include management capabilities.

25th Annual NAIHC Convention and Trade Show, July 12-14, 1999 at Seattle, Washington. Commissioner Chavez and Executive Director Concho are scheduled to attend. No formal agenda was available for review.

SWIHA Quarterly Meeting, July 27-30, 1999 at Anaheim, California. Commissioner Chino and Executive Director Concho are scheduled to attend. No formal agenda was available for review.

Item VII. Reports

Executive Director's Report dated May 20, 1999

Mr. Derek Valdo provided the presentation to the BOC. A question was raised by Secretary Chavez regarding a requirement for a resolution to be attached for the DEP program? A resolution, either Tribal and/or BOC, are not required for this proposal. No DEP program update was attached as stated in the Executive Director's report dated May 20, 1999. A request by Mr. Valdo to strike that section was acknowledged. DEP update will be provided at the next meeting.

Commissioner Aragon – In regards to Item No. 1, Reducing the TAR Balance: A specific request to have PAHA handle process under its BOC-Adopted Collection and Eviction Policies- Was this a request by Tribal Council? Yes. Reference was made also to the Memorandum addressed to David Fred Garcia from Executive Director (dated May 20, 1999) – No written response has been received to date. A meeting has been scheduled for either June 15th or 16th, 1999 with Secretary Thompson regarding these specific units. No final inspections have been performed. A meeting scheduled on June 10th, 1999 with the four homebuyers at Anzac is scheduled, to review their units. Any specific status to the contract of sale? No status is available. Under Item 7: First Bullet; Is there a schedule established for those services? No schedule is available at this time. Central Accounting Office (CAO) must first review all RFPs. Next Bullet item: Surveying. A contract was issued for this service. According to Mr. Valdo, this

contractor will also perform the geotechnical services. End of July is the target date for the completion of geotechnical services. End of June is the target date for surveying services. Contract must first be approved by the CAO. A statement was issued by the Water Rights Commission that "septic systems" are a threat to human health and the environment (tribal water standards). No documentation was provided to justify this formal challenge. Water Rights Commission has requested a meeting with PAHA staff including BOC. Tribal Council also requested at the May 5, 1999 meeting that PAHA provide site plans for future development. Also, Tribal Council has plans to build a community center at the recently purchased Sanchez Ranch area. Collaborating ideas/plans is requested by PAHA. PAHA must be in the forefront in future housing plans. Possibly establish a timeframe for short-term activities involving parties who have a vested interest in housing development over the next five years over all levels, not just low-income housing. Bring all parties to the table for future development at Acoma. PAHA could start with the 5-10 housing plans (ie., address residential areas). This is a high priority. FY99 Plan – Chairman will discuss with the Executive Director, how this relates to establishing infrastructure. Budget estimate? When mortgaging is implemented at PAHA, will PAHA determine where unit(s) will be placed? No. PAHA could pre-develop areas to solve this issue. The homeowner will be responsible for all environmental, pre-development services. Community must be involved. What are the communities expectations? How do we address these issues? How do we become involved? This could be placed as an agenda item at our next housing forum. PAHA must be in the forefront. Investment services will also need to be established (Under Board of Commission Long-Term Directives). Avoid duplication from other Tribal Enterprises. Question will be addressed to the Executive Director at the next meeting. A motion to accept the Executive Director's report dated May 20, 1999 was made by Commissioner Aragon, seconded by Secretary Chavez.

Update on meeting with George K. Baum Investment Company – Secretary Chavez provided this presentation. Investment fact sheet information was provided to BOC members present. Executive Director Concho, and Ms. Denise Chee were also present at this meeting. George K. Baum & Co., an investment company located in Albuquerque, which underwrites bonds and other financial instruments, provided information to Indian Tribes and their TDHEs about tax exempt bonds and tax credits for financing Indian housing activities. In addition, the New Mexico Mortgage Finance Authority provided information to PAHA regarding "Homeownership Programs for Indian Country"

Item VIII. Old Business

None

Item IX. New Business

Unlimited Resources – Housing Proposal –

Request was made by Mr. Valdo to table this item for the next PAHA BOC Meeting. Commissioner Aragon requested a synopsis for this proposal. PAHA is entertaining this currently. This project will be financed as a lease/build project using available funding as

leverage for acquiring tax-free Lease Revenue Bonds. Proposal is sketchy. Commissioner Aragon and Chairman Felipe will consider this as information dissemination (Unlimited Resources Proposal). Idea that warrants recognition for future development.

Amortization Schedule and Monthly Equity Payment Account

Mr. Valdo provided an overview of how transferring MEPA funds towards an accounts receivable balance will not affect the other, until a certain point. Copies of a hypothetical case titled "Pueblo of Acoma Housing Authority Amortization Schedule and Monthly Equity Payment Account Correlation/Indirect-Relatedness" were provided and reviewed with the BOC. Discussion also focused on collections/evictions of potential homebuyers that may be upcoming at the Tribal Court System. Request was made by the BOC for an update by the HOCs regarding evictions policy enforcement at Tribal Courts at next board meeting.

Item X. Schedule Next Board of Commissioners Meeting

Tentative regular PAHA BOC Meeting scheduled for July 20, 1999, 6:30 pm, PAHA Conference Room.

Item XI. Adjourn

Motion to adjourn the meeting was made by Secretary Chavez, seconded by Commissioner Aragon.

Meeting adjourned at 11:03 p.m.