

RESOLUTION OF THE
NAVAJO NATION COUNCIL

23rd NAVAJO NATION COUNCIL -- Fourth Year, 2018

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, BUDGET AND FINANCE COMMITTEE; NAABIK'ÍYÁTI' COMMITTEE AND THE NAVAJO NATION COUNCIL; APPROVING SUPPLEMENTAL FUNDING FROM THE UNRESERVED, UNDESIGNATED FUND BALANCE IN THE AMOUNT OF \$1,455,000.00 (ONE MILLION FOUR HUNDRED AND FIFTY-FIVE THOUSAND DOLLARS) FOR THE REDEVELOPMENT OF FORMER CHEE'S STORE BUSINESS SITE

BE IT ENACTED:

SECTION ONE. AUTHORITIES

- A. The Navajo Nation established the Resources and Development Committee as a Navajo Nation Council standing committee; the Committee has oversight of economic and community development for the purpose of overseeing regulation of activities on Navajo Nation lands for disposition or acquisition of resources, surface disturbance, or alteration of the natural state of the resource, including the enforcement and administration of applicable Navajo Nation and federal laws, regulations, guidelines, and administrative procedures in the development and use of resources as a good steward. 2 N.N.C. §§ 500(A), 500(C)(2).
- B. The Navajo Nation established the Budget and Finance Committee (BFC) as a Navajo Nation Council standing committee and as such empowered BFC to review and recommend to the Navajo Nation Council the management of all funds. 2 N.N.C. §§ 164 (A)(9), 300 (A), 301 (B)(2).
- C. The Navajo Nation Council established the Naabik'íyáti' Committee as a Navajo Nation standing committee and as such proposed legislation that requires final action by the Navajo Nation Council shall be assigned to the Naabik'íyáti' Committee. 2 N.N.C. §§ 164 (A)(9), 700 (A).

SECTION TWO. TITLE 12 FINANCE ACT SUPPLEMENTAL APPROPRIATION PROCESS

The Title 12, Finance Act, Supplemental Appropriation requirements include:

1. Pursuant to 12 N.N.C. § 820(L), when the Controller identifies additional sources of revenues above and beyond the initial or current revenue projections, supplemental appropriations may be allocated by the Navajo Nation Council.
2. Pursuant to 12 N.N.C. § 820 (L), "Supplemental appropriations made from non-recurring revenues shall only be made for non-recurring operations or purposes, as set forth at § 820 (F). The Controller of the Navajo Nation shall be responsible for designating recurring and non-recurring revenues and purposes."
3. Pursuant to 12 N.N.C. § 820(M), all requests for annual operating funds and supplemental funds shall be submitted to the Office of Management and Budget ("OMB") for budget impact analysis.

SECTION THREE. FINDINGS

- A. This is a funding request for a supplemental appropriation from the Unreserved, Undesignated Fund Balance in the amount of \$1,455,000.00. See **Exhibit A**.
- B. The Division of Economic Development's approved Five Year Plan, RDCJY-79-17, is comprised of projects for development in the Commercial, Industrial and Tourism Sectors of the Navajo Nation, and as established by the Resources and Development Committee, the Five Year Plan will support the Division of Economic Development's efforts to develop projects and seek services and project funding from the Navajo Nation, Federal and State programs, financial institutions and other such sources. RDCJY-79-17 and Division of Economic Development Five Year Plan, 2016 - 2021, attached as **Exhibit B**.
- C. The Projects listed in the Five Year Plan are for potential development and include construction, infrastructure, renovation, redevelopment, and demolition/site clean-up; and project development progress depends on various factors including funds availability. See **Exhibit B**.
- D. Site of the former Chee's Store is listed as a Year 1 project at a project total of \$1,455,000 with pre-development completed that include land withdrawn,

archaeological clearance, and environmental assessment completed. See Attachment to **Exhibit B**.

- E. The Office of Management and Budget has completed a Budget Impact Analysis of the Chee's Business Site Redevelopment Project pursuant to 12 N.N.C. § 820(M), which is attached as **Exhibit D**.
- F. The Office of the Controller has provided a memorandum dated February 14, 2018, indicating the balance in the Unreserved, Undesignated Fund Balance as of February 14, 2018, is \$27,717,798. This memorandum is provided to meet the requirements of 12 N.N.C. 820 (L). The Controller of the Navajo Nation has not designated the funds as recurring or non-recurring. This memorandum is attached as **Exhibit C**.
- G. Based on the Division of Economic Development's Five Year Plan, the Navajo Nation finds it in its' best interest to approve this supplemental appropriation request regarding Chee's Store Business Site Redevelopment Project.

SECTION FOUR. APPROVING SUPPLEMENTAL FUNDING FROM THE UNRESERVED, UNDESIGNATED FUND BALANCE IN THE AMOUNT OF \$1,455,000.00 FOR THE REDEVELOPMENT OF FORMER CHEE'S STORE BUSINESS SITE

- A. The Navajo Nation hereby approves the supplemental appropriation from the Unreserved, Undesignated Fund Balance to Navajo Nation Project Development Department for the former Chee's Store Business Site Redevelopment Project.
- B. This supplemental appropriation of \$1,455,000.00 shall be from that amount of funds that exceeds the minimum fund balance of the Unreserved, Undesignated Fund Balance as determined by the Office of the Controller and to the new business unit number assigned to the former Chee's Store Business Site Redevelopment Project.

SECTION FIVE. EFFECTIVE DATE

The provisions of this Act shall become effective in accord with 2 N.N.C. § 221(B).

CERTIFICATION

I, hereby, certify that the foregoing resolution was duly considered by the Navajo Nation Council at a duly called meeting in Window Rock, Navajo Nation (Arizona), at which a quorum was present and that the same was passed by a vote of 16 in Favor and 03 Opposed, on this 17th day of July 2018.



LoRenzo C. Bates, Speaker
23rd Navajo Nation Council

July 23, 2018


Date

Motion: Honorable Edmund Yazzie
Second: Honorable Steven Begay

Speaker Bates not voting

ACTION BY THE NAVAJO NATION
PRESIDENT:

1. I, hereby, sign into law the foregoing legislation, pursuant to 2 N.N.C. §1005 (c)(10), on this August 2nd day of August 2018.



Russell Begaye, President
Navajo Nation

2. I, hereby, veto the foregoing legislation, pursuant to 2 N.N.C. §1005 (c)(11), on this _____ day of _____ 2018 for reason(s) expressed in the attached letter to the Speaker.

Russell Begaye, President
Navajo Nation

3. I, hereby, exercise line item veto pursuant to the 2010 certified Initiative, over the supplemental appropriations approved herein by the Navajo Nation Council; on this ____ day of _____ 2018.

Russell Begaye, President
Navajo Nation

**THE NAVAJO NATION
SUPPLEMENTAL FUNDING PROPOSAL SUMMARY**



PART I. Business Unit No.: NEW **Program Title:** Chee's Business Site ReDevelopment
ECON DEV/Project
Division/Branch: Devmt **Amount Requested:** \$ 1,455,000.00 **Phone No.:** 928.871.7389
Prepared By: Jeannette Jones, Pr. EDS **Email Address:** jeannett@navajobusiness.com

PART II. REASON FOR REQUEST AND STATEMENT OF NEED:

Division Program funds are not available for the work due to budget cuts.

Funding request from the Undesignated Unreserved Fund to redevelop the former Chee's Business Site, Pinon, AZ. The site is to be redeveloped to lease for commercial purposes. The project will generate a return on investment by creating employment and business opportunities, generate lease rental and Navajo Nation taxes, provide goods and services for Pinon and surrounding communities.

Fund Allocation: Contractual Services \$150,000 and Capital Outlay 1,305,000, Total \$1,455,000

PART III. CONTINGENCY PLAN IF REQUEST IS NOT FUNDED:

The project may proceed as minimal phased development using the funds available;

The project may be on hold until funds become available;

PART IV. ALTERNATIVE FUNDING SOURCES BEING PURSUED:

Division of Economic Development Sales Tax Fund;

The communities and program requests for DED Sales Tax Funds exceeds the available funds.

PART V. AFFIRMATION IS PROVIDED THAT THE PROPOSAL INFORMATION IS COMPLETE AND ACCURATE AND THE APPROPRIATE BRANCH CHIEF RECOMMENDS APPROVAL.

Jeannette Jones 12-4-17
REVIEWED BY: Division Director's Signature / Date

[Signature] 1/22/18
RECOMMEND APPROVAL: Branch Chief's Signature / Date

THE NAVAJO NATION
PROGRAM BUDGET SUMMARY

FY 2018

PART I. Business Unit No.: <u>NEW</u>		Program Title: <u>Chee's Business Site Redevelopment</u>		Division/Branch: <u>Economic Development: Project Development Department</u>	
Prepared By: <u>Jeannette Jones, Principle EDS</u>		Phone No.: <u>928.871.7389</u>		Email Address: <u>jeannette@navajobusiness.com</u>	

PART II. FUNDING SOURCE(S)		Fiscal Year Term	Amount	% of Total	PART III. BUDGET SUMMARY			Fund Type Code	NNC Approved Original Budget	Proposed Budget	Difference (Column B - A)
UUFB		Oct. 2017-Sept. 2018	1,455,000.00	100	2001	Personnel Expenses		0		0	0
					3000	Travel Expenses		0		0	0
					3500	Meeting Expenses		0		0	0
					4000	Supplies		0		0	0
					5000	Lease and Rental		0		0	0
					5500	Communications and Utilities		0		0	0
					6000	Repairs and Maintenance		0		0	0
					6500	Contractual Services	4	0	150,000	150,000	150,000
					7000	Special Transactions		0		0	0
					8000	Public Assistance		0		0	0
					9000	Capital Outlay	4	0	1,305,000	1,305,000	1,305,000
					9500	Matching Funds		0		0	0
					9500	Indirect Cost		0		0	0
					TOTAL			\$0.00	1,455,000.00	1,455,000	1,455,000

PART IV. POSITIONS AND VEHICLES		(D)	(E)
Total # of Positions Budgeted:		0	0
Total # of Permanently Assigned Vehicles:		0	0

PART V. I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET PACKAGE IS COMPLETE AND ACCURATE.

SUBMITTED BY: <u>Anthony Perry</u> Program Manager's Printed Name <u>11-30-17</u>	APPROVED BY: <u>Crystal J. Deschinsky</u> Division Director/Branch Chief's Printed Name <u>Crystal J. Deschinsky 12-4-17</u> APPROVED BY: Division Director/Branch Chief's Signature and Date
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PART I. PROGRAM INFORMATION: Business Unit No.: <u>NEW</u>		Program Name/Title: <u>Chee's Business Site ReDevelopment</u>																									
PART II. PLAN OF OPERATION REFERENCE/LEGISLATED PROGRAM PURPOSE: GSCAP-12-07 Division of Economic Development is established for the purpose of creating an environment that is conducive to promote and develop business in the commercial, tourism, industrial and other sections of the Navajo Nation economy, to enhance the creation of jobs and business opportunities.																											
PART III. PROGRAM PERFORMANCE CRITERIA:																											
1. Program Performance Area: Retain contractual services and contract administration.	Goal Statement: Initially, develop scope of work, retain Prof/Tech services. Contract Administration on monthly basis.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">1st QTR</th> <th colspan="2">2nd QTR</th> <th colspan="2">3rd QTR</th> <th colspan="2">4th QTR</th> </tr> <tr> <td>Goal</td> <td>Actual</td> <td>Goal</td> <td>Actual</td> <td>Goal</td> <td>Actual</td> <td>Goal</td> <td>Actual</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>6</td> <td></td> <td></td> <td></td> </tr> </table>	1st QTR		2nd QTR		3rd QTR		4th QTR		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					6				
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Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual																				
				6																							
2. Program Performance Area: Project Management	Goal Statement: Management the project with inspections, monthly meetings, process work progress payments.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td>6</td><td></td><td></td><td></td> </tr> </table>													6												
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PART IV. I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN THOROUGHLY REVIEWED.

ANTHONY CERRY
 Program Manager's Printed Name
2-16-18
 Program Manager's Signature and Date

Clark Prater, COS
 Division Director/Branch Chief's Printed Name
Janette Lee 2/16/18
 Division Director/Branch Chief's Signature and Date

THE NAVAJO NATION
DETAILED BUDGET AND JUSTIFICATION

FY 2018

PART I. PROGRAM INFORMATION:			
Program Name/Title:		Business Unit No.: NEW	
Chee's Business Site Redevelopment			
PART II. DETAILED BUDGET:			
(A)	(B)	(C)	(D)
Object Code (LOD 6)	Object Code Description and Justification	Total by DETAILED Object Code	Total by MAJOR Object Code
	Inspection of Business site, develop scope of work, retain technical services for demolition and clean-up of the site. Redevelop the site for commercial purposes and leasing by the Navajo Nation.		
	6500 Contractual Services		
6810	Architectural/Design (non-cap)	150,000	150,000
	6813 Arch/Design (NC) Fees		
	6814 Arch/Design (NC) Expenses		
	9000 Capital Outlay		
9050	Building		1,305,000
	9060 Construction in Progress	1,305,000	
	TOTAL	1,455,000	1,455,000




THE NAVAJO NATION

RUSSELL BEGAYE **PRESIDENT**
JONATHAN NEZ **VICE PRESIDENT**

MEMORANDUM

TO: DIVISION DIRECTORS and STAFF
THE NAVAJO NATION

FROM: 
Clara L. Pratte, *Chief of Staff*
OFFICE OF THE PRESIDENT AND VICE PRESIDENT




DATE: November 13, 2017

SUBJECT: STANDING DELEGATION OF AUTHORITY

Please be advised that the personnel listed below, in order of succession, will be delegated in the capacity of *Chief of Staff* of the Navajo Nation Office of the President and Vice President when I am unavailable.

This delegation is for administrative purposes only and does not re-delegate Navajo Nation policy authority reserved for the Navajo Nation President and Vice President. Your adherence to this delegation is appreciated. Should you have any questions, please call (928) 871-7000.

ACKNOWLEDGED:

1. 
Joshua L. Butler, *Deputy Chief of Staff*
OFFICE OF THE PRESIDENT AND VICE PRESIDENT
2. 
Lonette Lee, *Executive Staff Assistant*
OFFICE OF THE PRESIDENT AND VICE PRESIDENT
3. 
Dr. James J. Davis, Jr., *Executive Staff Assistant*
OFFICE OF THE PRESIDENT AND VICE PRESIDENT

CC: Navajo Nation Office of the Speaker; Navajo Nation Judicial Branch; Navajo Nation Office of the Controller; File



RDCJY-79-17

RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
23rd Navajo Nation Council --- Third Year, 2017

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, APPROVING THE
NAVAJO NATION DIVISION OF ECONOMIC DEVELOPMENT FIVE (5) YEAR
PLAN FOR 2016- 2021

BE IT ENACTED:

SECTION ONE. AUTHORITY

A. The Resources and Development Committee has oversight over economic development on the Navajo Nation. 2 N.N.C. §§ 500(C)

B. The Resources and Development Committee has the authority to grant final approval for the overall economic development plan for the Navajo Nation. 2 N.N.C. § 501 (B) (2) (b)

SECTION TWO. FINDINGS

A. The Navajo Nation Division of Economic Development has submitted its Five (5) Year Plan (Plan) for 2016-2021. See Exhibit "A".

B. The Plan is composed of projects for development in the Commercial, Industrial and Tourism Sectors of the Navajo Nation and will reduce the leakage of Navajo dollars to off-reservation markets and create a multiplier effect generating future economic and community development.

C. The projects in the Plan are to create jobs and business opportunities, provide convenient access to goods and services for local communities and generate revenue through lease rental, sales tax, fuel tax and possessory interest tax.

D. The Plan list projects as submitted by the Division of Economic Development's Small Business Development Department, the Regional Business Development Offices, the Project Development Department and the Tourism Department, Chapters and legislators.

E. The Plan, if approved, will support the Division of Economic Development's efforts to develop projects and to seek services and project funding from the Navajo Nation, Federal and State programs, financial institutions and other such sources.

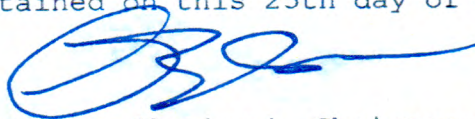
F. The Resources and Development Committee of the Navajo Nation finds it to be in the best interest of the Navajo Nation to approve the Division of Economic Development's Five (5) Year Plan for 2016-2021.

SECTION THREE. APPROVAL

The Resources and Development Committee of the Navajo Nation Council hereby approves Navajo Nation Division of Economic Development's Five Year Plan for 2016-2021 as found at Exhibit "A".

CERTIFICATION

I, hereby certify that the following resolution was duly considered by the Resources and Development Committee of the 23rd Navajo Nation Council at a duly called meeting at Twin Arrows Navajo Casino Resort, Twin Arrows, Navajo Nation (Arizona), at which a quorum was present and that same was passed by a vote of 3 in favor, 0 opposed, 1 abstained on this 25th day of July, 2017.



Alton Joe Shepherd, Chairperson
Resources and Development Committee
of the 23rd Navajo Nation Council

Motion: Honorable Davis Filfred
Second: Honorable Benjamin Bennett

EXECUTIVE SUMMARY

Document No. 004324

LEGISLATIVE ACTION: RESOURCES AND DEVELOPMENT COMMITTEE

23rd NAVAJO NATION COUNCIL

DIVISION: ECONOMIC DEVELOPMENT

SUBJECT: FIVE YEAR PLAN 2016-2021

The Division of Economic Development Five Year Plan is composed of projects for development in the Commercial, Industrial and Tourism Sectors of the Navajo Nation. The projects are to create jobs and business opportunities, provide convenient access to goods and services for local communities and generate revenue through lease rental, sales tax, fuel tax and possessory interest tax. The projects will reduce the leakage of Navajo dollars to off-reservation markets and create a multiplier effect generating future economic and community development.

The DED Five Year Plan lists project as submitted by the Division's Small Business Development Department, the Regional Business Development Offices, the Project Development Department and the Tourism Department, Chapters and legislators.

The Five Year Plan, as approved by the Resources and Development Committee of the Navajo Nation Council, will support the Division of Economic Development efforts to develop projects and to seek services and project funding from various sources: Navajo Nation, Federal and State Programs, financial institutions.

Document No. 004324

Date Issued: 07/07/2015

EXECUTIVE OFFICIAL REVIEW

Title of Document: Div Economic Development Five Year Plan Contact Name: PERRY, ANTHONY

Program/Division: DIV. OF ECONOMIC DEVELOPMENT

Email: tperrynded12@gmail.com Phone Number: (928) 871-6544

<input type="checkbox"/> Business Site Lease			Sufficient	Insufficient
1. Division:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Office of the Controller:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
(only if Procurement Clearance is not issued within 30 days of the initiation of the E.O. review)				
3. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Business and Industrial Development Financing, Veteran Loans, (i.e. Loan, Loan Guarantee and Investment) or Delegation of Approving and/or Management Authority of Leasing transactions				
1. Division:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Fund Management Plan, Expenditure Plans, Carry Over Requests, Budget Modifications				
1. Office of Management and Budget:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Office of the Controller:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
3. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Navajo Housing Authority Request for Release of Funds				
1. NNEPA:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Lease Purchase Agreements				
1. Office of the Controller:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
(recommendation only)				
2. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Grant Applications				
1. Office of Management and Budget:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Office of the Controller:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
3. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Five Management Plan of the Local Governance Act, Delegation of an Approving Authority from a Standing Committee, Local Ordinances (Local Government Units), or Plans of Operation/Division Policies Requiring Committee Approval				
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1. Division:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Relinquishment of Navajo Membership				
1. Land Department:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Elections:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
3. Office of the Attorney General:	_____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>

☐ Land Withdrawal or Relinquishment for Commercial Purposes

Sufficient Insufficient

1. Division: _____ Date: _____ ☐ ☐
2. Office of the Attorney General: _____ Date: _____ ☐ ☐

☐ Land Withdrawals for Non-Commercial Purposes, General Land Leases and Resource Leases

1. NLD _____ Date: _____ ☐ ☐
2. F&W _____ Date: _____ ☐ ☐
3. HPD _____ Date: _____ ☐ ☐
4. Minerals _____ Date: _____ ☐ ☐
5. NNEPA _____ Date: _____ ☐ ☐
6. DNR _____ Date: _____ ☐ ☐
7. DOJ _____ Date: _____ ☐ ☐

☐ Rights of Way

1. NLD _____ Date: _____ ☐ ☐
2. F&W _____ Date: _____ ☐ ☐
3. HPD _____ Date: _____ ☐ ☐
4. Minerals _____ Date: _____ ☐ ☐
5. NNEPA _____ Date: _____ ☐ ☐
6. Office of the Attorney General: _____ Date: _____ ☐ ☐
7. OPVP _____ Date: _____ ☐ ☐

☐ Oil and Gas Prospecting Permits, Drilling and Exploration Permits, Mining Permit, Mining Lease

1. Minerals _____ Date: _____ ☐ ☐
2. OPVP _____ Date: _____ ☐ ☐
3. NLD _____ Date: _____ ☐ ☐

☐ Assignment of Mineral Lease

1. Minerals _____ Date: _____ ☐ ☐
2. DNR _____ Date: _____ ☐ ☐
3. DOJ _____ Date: _____ ☐ ☐

☐ ROW (where there has been no delegation of authority to the Navajo Land Department to grant the Nation's consent to a ROW)

1. NLD _____ Date: _____ ☐ ☐
2. F&W _____ Date: _____ ☐ ☐
3. HPD _____ Date: _____ ☐ ☐
4. Minerals _____ Date: _____ ☐ ☐
5. NNEPA _____ Date: _____ ☐ ☐
6. DNR _____ Date: _____ ☐ ☐
7. DOJ _____ Date: _____ ☐ ☐
8. OPVP _____ Date: _____ ☐ ☐

☒ OTHER:

1. Div. Dir., DED _____ Date: 7-07-15 ☒ ☐
2. OMB _____ Date: 8-2-15 ☒ ☐
3. OOC _____ Date: 8-10-15 ☒ ☐
4. DOJ _____ Date: 8-21-15 ☒ ☐
5. OPVP _____ Date: 5-15-17 ☒ ☐
6. ODC _____ Date: _____ ☐ ☐



DIVISION OF ECONOMIC DEVELOPMENT

FIVE YEAR PLAN

2016 – 2021

Post Office Box 663
Window Rock, Arizona
(928) 871-6544

www.navajobusiness.com

DIVISION OF ECONOMIC DEVELOPMENT

FIVE 5 YEAR PLAN: 2016 - 2021

A Summary of Economic Impact of the Five Year Plan on Communities, Businesses, Income, Government and Financing Plans.

Overview:

Economic Development is a sustained concerted effort by communities, government and policymakers to improve the standard of living for the people.

The Navajo Division of Economic Development is established to promote and support an environment that is conducive to business development in the commercial, small business, tourism, industrial and others sectors of the Navajo Nation economy thereby improving the quality of life for the Navajo people.

The Division is challenged with providing Navajo communities with greater opportunities for development, job creation, recruitment of businesses/industries and business retention/expansion to improve economic opportunities for the Navajo people.

Navajo communities are diverse in community and economic development with varied levels of infrastructure, natural/human resources, demographics and governmental structure. These factors are an integral part of the development process and are considered in the determination of project feasibility.

The Navajo economy is continuously being developed, building on the existing environment, consumer demands, existing tourism, commercial and industrial markets, and the unique natural resources.

Purpose:

- The Five Year Plan lists projects on the Navajo Nation to develop the economy;
 - Create business and employment opportunities;
 - Provide access to goods and services at the community level;
 - Generate revenue: rental and taxes;
- The Plan will supplement funding applications by the the Division of Economic Development to develop the projects:
 - Funding Sources: i.e., Navajo Nation, Federal and State Agencies, Financial Institutions, etc.
 - Funding sources require an approved Navajo Nation Legislation and Plan to support funding applications.

Development of the Plan:

The DED Five Year Plan was prepared with input from:

DED Departments

Administration, Small Business Development and Regional Business Development Offices,
Project Development, Tourism;

Navajo Nation:

Office of the President/Vice President, Navajo Legislators, Chapters

Small Businesses

Amendment to the DED Five Year Plan:

The DED Five Year Plan may be amended from time to time to add feasible projects that may occur during the course of the Nation's economic development efforts. Any amendments are subject to recommendations by the Division of Economic Development and the approval of the Division's Oversight Committee (Resources and Development Committee), Navajo Nation Council.

Development Process:

The proposed projects in "Attachment A" encompasses various phases of development:

Venture Analysis Feasibility Phase	Preliminary Planning Phase	Planning & Design Phase	Construction Phase
Market Feasibility Studies Business Plans, Startup Cost, Land availability, utilities	Land survey, Land Use Agreements, Environmental Assessment, Archaeological Clearances, Engineering Reports, Funding Leverage, Appraisals, Schematic Drawings, Topographic Survey	Site Analysis, Infrastructure Analysis, Traffic Impact Analysis, Master Planning, Architectural & Engineering Design, and other Professional Services	Material Testing, Geo-Tech Inspections, Construction: Infrastructure, Roads, and Commercial Buildings. Renovations, Site Improvements, Demolition, Clean-up, Relocation,

The Projects listed in the Plan are for potential development:

1. The Division of Economic Development Proposed Projects are listed for Years 1 through 5, for;
 - a. Pre-Development; Studies, Clearances, etc.
 - b. Construction, Infrastructure, Renovation, Redevelopment, Demolition/Site clean-up;
 - c. Project Categories: Shopping Centers, Gas Stations/Convenience Stores, Laundromats, hotels, Post Offices, Grocery Stores, Retail Centers, Industrial Parks, Restaurants, Visitor centers, Promotion/Tourism;
2. Project development progress are dependent on various factors:
 - a. Funds availability;
 - b. Timely completion of the development process in collaboration with DED, Navajo communities, Navajo legislators, various funding agencies, utility services providers and businesses;
3. Shall comply with Navajo Nation and Federal laws, policies and procedures;
4. Projects proposed in the DED Five Year Plan does not a guarantee development.
5. Projects are subject to feasibility determination;
5. Subject to the progress of the development process, projects will proceed earlier or later than the years for which they are listed.

Summary:

Projects:

1. Year 1 Projects are construction ready or near completion of the Development Phase;
2. Are feasible;
3. Generate a Return on Investment: revenue, employment, taxes;
4. Create a residual impact: Multiplier effect creating additional economic and community development opportunities;
5. Retain/expand existing businesses;
6. Improves infrastructures;
7. Counters off-reservation spending;

8. Provide convenient access to goods and services for local communities;
9. Funding Sources: Navajo Nation Funds, DED Sales Tax Fund, Owner's Equity, Navajo CDFI and other financial institutions, Federal Grants, Loan Guarantees, Private Equity, etc.

10. **STATISTICS – OVERALL (Capital and Non-Capital Projects); Projections**

Year	Project Cost	Investment Equity	Base Jobs Created (Est.)		Revenue to the Navajo Nation	
			Temporary	Permanent	Rental	Taxes
1	98,502,620	9,661,500	1060	1061	1,622,250	3,147,968
2	98,446,541	2,547,500	735	646	473,850	1,075,073
3	71,595,000	1,992,000	443	302	647,300	2,098,650
4	67,109,000	1,480,750	354	302	468,000	875,650
5	60,362,250	4,001,750	244	169	336,500	402,750
TOTAL:	396,015,411	19,683,500	2,906	2,480	3,547,900	7,600,091

ANALYSIS:

- a. Total Jobs: **5,316** (Temporary and Permanent);
- b. Support Jobs Created from Permanent Base Jobs: **4,142** (Perm. Jobs 2,48 x 1.67*);
*direct, indirect, induced factor
- c. Total Jobs Created: **6,622**(Permanent Base Jobs + Support Jobs)

11. **CUMULATIVE ANNUAL IMPACT: (Projections)**

Individuals, Businesses, Government

Year	Annual Base Jobs		Annual Revenue		
	Permanent	@ 1.67	Lease Rental	Sales Tax	Fuel Tax
1	1,061	1,772	1,622,250	2,424,468	723,500
2	646	1,079	473,850	772,173	302,900
3	302	504	647,300	2,003,350	95,300
4	302	504	468,000	648,650	227,000
5	169	282	336,500	349,750	53,000
TOTAL	2,480	4,142	3,547,900	6,198,391	1,401,700

ANALYSIS: 5-Yr Cumulative Revenue **\$11,147,991** (Lease Rental + Taxes)

CONCLUSION:

- The Division of Economic Development Five Year Development Plan, to be implemented, would have to be financed through the assignment of the business site lease rental as a revenue stream and the backing of one-year Permanent Trust Fund Earned Income to service long term debt;
- The federal tax credit and an economic development bond program should be capitalized upon by the Navajo Nation financing within the first five years of the Plan.
- Long term debt servicing is favorable for projects with significant increase in rental revenue within five years of the Plan.
- The level of debt-financing is directly dependent upon the viability of having a project immediately generate the needed debt-financing capability within the first five years of the Plan.

CONTRIBUTORS TO THE DIVISION OF ECONOMIC DEVELOPMENT FIVE YEAR PLAN:

Navajo Nation Division of Economic Development

Administration

Small Business Development

Regional Business Development Offices:

Chinle, Eastern, Fort Defiance,

Shiprock, Northern, Western

Project Development Department

Tourism Department

Navajo Communities

Navajo Legislators

ATTACHMENT TO THE PLAN

A. Division of Economic Development Five Year Plan – Projects, 2016 – 2021

DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021

PROJECTS			Cost (Projected)		Secured Funding		Pre-Development Completed			Due Diligence			Design				Trails Completed		Annual Return on Investment					Rate of Return				
Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawn	Archaeological Assessment	Market Feasibility	Project Letter of Intent	Conceptual Business Plan	Schematic	Plan/Specifications	Site Preparation	Infrastructure	# of Functions	Temporary	Permanent (New)	Rent	Lease (\$)	Salaries (\$)	Fuel (\$)	Temporary Employees	Permanent Employees	Development Phase	Stable Return	
SR 1 D Alamo	Beck Plant	Construction	1,000,000	1,000,000				X	X	X	X	X	X	X	X	X	6	55%	20	25	18,000	100,000	0	630,000	364,000	I	12%	
SR 1 C Aneth	Monksma Creek Entry	Development, Construction	650,000	650,000				X	X	X	X	X	X	X	X	X	10	91%	15	8	5,000	25,000	0	396,500	120,640	II	5%	
SR 1 I Aneth	Mini Mall; Whitehorse Site	Main Infrastructure, Development, Construction	1,500,000	1,500,000				X	X	X	X	X	X	X	X	X	0	0%	50	25	32,000	50,000	0	915,000	377,000	I	5%	
CH 1 S Bindarings	Business Site	Feasibility Study, Ag Project	30,000	30,000				X	X	X	X	X	X	X	X	X	11	100%	2	0	11,000	0	0	18,300	-	-	37%	
W 1 D Bodway/Gap	Vendor Site Development	Develop a vending site for local vendors. Wireless restroom, pull out along Rte 9 and Marble Canyon. Signages	608,825	500,000	50,000			X	X	X	X	X	X	X	X	X	4	86%	10	0	150	0	0	870,041	-	-	II	0%
SR 1 I Bodway/Gap	Vendor Site Development	Marble Canyon/Big cut, 2 wireless restrooms	518,995	300,000	50,000			X	X	X	X	X	X	X	X	X	4	86%	10	0	150	0	0	816,387	-	-	I	0%
SR 1 S Cameron	Museum/ Cultural Center	Market Feasibility Study	3,500,000	100,000				X	X	X	X	X	X	X	X	X	0	0%	4	15	15,000	10,000	0	2,115,000	226,200	I	1%	
SR 1 I Chisholm	Infrastructure Development, 10 acres	Infrastructure Design, Construction	1,500,000	1,000,000		500,000	AMC Chapter, WRBDO	X	X	X	X	X	X	X	X	X	4	98%	8	26	20,000	8,000	0	915,000	392,080	I	2%	
CH 1 RD Chiles	Church's Chicken Business Site	Demolition, Cleanup of existing site.	350,000	350,000				X	X	X	X	X	X	X	X	X	3	27%	16	12	11,000	150	0	213,500	180,960	III	5%	
CH 1 I Chiles	Business Site @ Intersection Hwy 151 and Rt. 7	Infrastructure	800,000	800,000				X	X	X	X	X	X	X	X	X	4	98%	20	12	18,000	50,000	0	488,000	180,960	I	5%	
CH 1 RD Chiles	Volante Allen Business Site	Demolition, Clean Up, Redevelopment	200,000	200,000				X	X	X	X	X	X	X	X	X	3	27%	4	0	0	0	0	122,000	-	-	IV	0%
SR 1 I Chiles	Chiles Industrial Park Improvements	Construct Drainage System for the Industrial Park	500,000	500,000				X	X	X	X	X	X	X	X	X	11	100%	10	0	25,200	0	0	305,000	-	-	II	5%
TR 1 I Chiles	Canyon De Chelly	Install Wireless Restroom	50,000	50,000				X	X	X	X	X	X	X	X	X	0	0%	5	0	0	0	0	30,500	-	-	I	0%
CH 1 RD Chiles	Former Jim Draper Site	Demolition, Cleanup, Redevelopment	150,000	150,000				X	X	X	X	X	X	X	X	X	2	18%	7	0	150	0	0	91,500	-	-	IV	0%
CH 1 RD Chiles	ACE Hardware and Lumber	Demolition, Redevelopment	250,000	250,000				X	X	X	X	X	X	X	X	X	5	45%	13	8	4,000	200	0	152,500	120,640	IV	2%	
CH 1 RD Chiles	Baldwin Business Site	Tract 1, Redevelopment	200,000	200,000				X	X	X	X	X	X	X	X	X	3	27%	4	0	12,000	600	0	122,000	-	-	IV	6%
TR 1 S Chiles	Canyon De Chelly	Feasibility Study, Design	400,000	400,000				X	X	X	X	X	X	X	X	X	0	0%						244,000	-	-	I	0%
CH 1 RD Chiles	Ben Smith Business site	Demolition, Site Clean Up, Redevelopment	300,000	300,000				X	X	X	X	X	X	X	X	X	3	27%	4	0	5,400			388,000	-	-	IV	2%

DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021

PROJECTS					Cost (Projected)		Secured Funding		Pre-Development Completed			Due Diligence		Design					Tasks Completed		Annual Return on Investment					Rate of Return					
Year	Task	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawn	Archaeological	Environmental Assessment	Market Feasibility	Prospect Letter of Intent	Business Plan	Conceptual	Schematic	Plans/Specifications	Site Preparation	Infrastructure	# of Functions	# Development	Jobs Created		Lease (\$)	Rent	Pay (\$)	Temporary Employees	Permanent Employees	Development Phase	Rate of Return
																							Temporary	Permanent (New)							
P	1.1	Church Rock	Church Rock Industrial Park	Construct Drainage	350,000		350,000			X	X	X	X	X	X	X	X	X	X	X	9	82%	10	18	25,250	0	0	213,500	271,440	IV	7%
P	1.1	Church Rock	Church Rock Industrial Park	Install Safety Lights for Industrial Park	100,000		100,000			X	X	X	X	X	X	X	X	X	X	X	11	100%	6	2	180,000	0	0	61,000	30,160	I	180%
P	1.1D	Church Rock	Church Rock Industrial Site	Demolition, Site Clean Up, Improvements	500,000		500,000			X	X	X	X	X	X	X	X	X	X	7	64%	40	20	25,000	200,000	0	305,000	301,600	II	45%	
E	1.0	Churchrock	Church Rock Convenience Store	Development, Infrastructure	4,000,000	250,000	2,150,000	1,600,000	BNF Private	X	X	X	X	X	X	X	X	X	X	X	11	100%	40	20	25,000	200,000	100,000	669,760	334,800	IV	8%
W	1.1	Coalmine Canyon/Tule City	Kelley Valley Commercial Site	Site Work-Water/Sewer, Access Road, drainage, Construction	1,500,000	1,460,000	400,000	50		X	X	X	X	X	X	X	X	X	X	X	11	100%	8	50	50,000	10,000	0	915,500	754,000	III	4%
CH	1.0	Cornfields	Deer Point Commercial Development	Develop Shopping/Retail Center, A/E Service	6,845,000	2,738,000	100,000	3,242,500	USDA, EDA, Bank	X	X	X	X	X	X	X	X	X	X	7	64%	30	80	32,000	16,000	0	4,175,450	1,206,400	II	1%	
E	1.1D	Coveador	Coveador Business Site	Pre-development	5,082,000	500,000	0	0.00		X	X	X	X	X	X	X	X	X	X	4	88%	40	20	25,000	100,000	100,000	3,100,020	301,600	I	4%	
A	1.0	Crowpoint	Adv Mfg Plant	Develop & Construct Manufacturing facility	1,500,000	1,500,000	0	1,500,000	Match											0	0%	10	25		20,000	0	915,000	377,000	I	1%	
E	1.0	Crowpoint	Crowpoint Convenience Store	Development, facility & Infrastructure	3,300,000	250,000	3,000,000	2,300,000.00	PTF Private	X	X	X	X	X	X	X	X	X	X	11	100%	40	20	25,000	200,000	100,000	2,013,000	301,600	IV	10%	
E	1.0	Crowpoint	Crowpoint Hotel & Convention Center	Development, Facility & Infrastructure	7,000,000	250,000	2,975,000	3,775,000.00	NM, PTF, Private	X	X	X	X	X	X	X	X	X	X	11	100%	45	25	30,000	150,000	0	4,270,000	377,000	IV	3%	
P	1.0	Denehotsoo	Denehotsoo Rental Center	Construction: gas station, convenience	3,800,000	1,000,000		2,800,000	PTF	X	X	X	X	X	X	X	X	X	X	11	100%	30	15	35,000	45,000	180,000	2,318,000	226,200	IV	7%	
T	1.0	Domestic	AZ Office of Tourism	Partnership Promote	32,000	32,000			HOT											0	0%	0	0	0	0	0	13,520	-	I	0%	
PD	1.0	Fort Defiance	Visitor Center and Park	Planning, Design, Construction	80,000	80,000		80,000.00	PT/Chaparral											0	0%	10	0	0	0	0	48,900	-	I	0%	
P	1.0	Garasdo	Garasdo Shopping Center	Construct 15,000 sq ft Commercial Facility & Infrastructure	9,200,000	1,000,000		9,200,000	PTF	X	X	X	X	X	X	X	X	X	X	11	100%	50	100	170,000	433,000	0	5,612,000	1,508,000	IV	7%	
P	1.0	Garasdo	Hotel/ Restaurant Development	Classrooms, development, construction	8,750,000	8,850,000	496,500													0	0%	30	80	30,000	40,000	0	5,825,300	1,206,400	I	1%	
PD	1.1	Garasdo	Broken Arrow	Plan & Design, Infrastructure, site work	280,000	230,000				X	X	X	X	X	X	X	X	X	X	8	73%	10	5	9,600	480	0	170,800	75,400	II	4%	
PD	1.1M	Garasdo	Garasdo Plaza	Commercial Development, Site Prep	450,000	385,000				X	X	X	X	X	X	X	X	X	X	5	43%	5	4	0	13,250	0	274,500	60,320	II	4%	
PD	1.5	Greenwood	Greenwood Commercial Site	Market Feasibility Study	100,000	80,000														0	0%	4	0	0	0	0	61,000	-	I	4%	

DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021

PROJECTS			Cost (Projected)		Secured Funding		Pre-Development Completed			Due Diligence		Design				Traffic Completed		Jobs Created				Annual Return on Investment				Dates of Return					
Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawn	Archaeological Assessment	Environmental Assessment	Market Feasibility	Project Letter of Commitment	Business Plan	Conceptual	Schematic	Plan/Specifications	Site Preparation	Infrastructure	% Development	Temporary	Permanent (New)	Rent	NM Tax	Lease (\$)	Sales (\$)	Profit (\$)	Temporary Employees	Permanent Employees	Development Phase	Year	Month
CH 1 D Indian Wells	Business Site, 25 Acres	Development	750,000	750,000				X	X	X	X	X							4	86%	10				457,500	-	0		0%	0%	
A 1 S Ipanhito	Inland Port	Feasibility Study for Port Application	500,000	500,000					X	X	X	X							0	0%	2				305,000	-	0		0%	0%	
FD 1 S Kitchinee	Bed/Breakfast & RV Park	A/E Services, Site Work	545,000	450,000					X	X	X	X							9	82%	5				332,450	-	0		0%	0%	
NV 1 J LeChee	LeChee Commercial Site	Market Feasibility Study, Infrastructure Development	300,000	300,000				X	X	X	X	X							3	27%	4	10	20,000	16,000	188,000	150,800	1	18%	1	18%	
NV 1 S LeChee	Near Gov. Stn	Study	100,000	100,000					X	X	X	X							0	0%	4	0	0	0	152,200	-	0		0%	0%	
P 1 D LeChee	Antelope Point Hotel	Design	300,000	300,000					X	X	X	X							11	100%	5				185,000	-	0		0%	0%	
P 1 J Leupp	Young Tours	Design, Construct Access Road	700,000	700,000					X	X	X	X							6	55%	5	5	10,200	15,000	0	427,000	75,400	4%	4%		
T 1 RN Lucachula	Picnic Areas (3)	Renovation	65,000	65,000	0		HOT												0	0%	5	0	0	0	39,650	-	0		0%	0%	
FD 1 D Lupton	Trailhead Pull Out and Trail	Plan, Design, Construct	80,000	80,000		80,000.00													0	0%	10	0	0	0	48,800	-	0		0%	0%	
SR 1 J Montezuma Creek	2 Commercial Sites (9 and 24 acres)	Infrastructure (Water, Sewer and Access Road)	65,000	65,000															0	0%	15	0	0	0	39,650	-	0		0%	0%	
P 1 C Nahuel's Trail	Nahuel's Trail Shopping Center	Construct 30,000 sq' commercial facility & infrastructure.	2,000,000	2,000,000			PTF UAFB	X	X	X	X	X	X	X	X	X	X	X	11	100%	50	300	150,000	433,000	190,000	1,220,000	1,500,000	IV	35%	35%	
T 1 C National Bypass	Signages	Construct Welcome Signs at NM boundary	600,000	600,000			HOT												0	0%	5			2,500	0	866,000	-	0		0%	
CH 1 RD Nasilini	Former Nasilini Store	Demolition, Clean Up, Redevelopment	1,465,000	350,000															0	0%	5	0	0	0	213,500	-	0		0%	0%	
E 1 S NM 140	NM 140 Corridor Study	Market Feasibility Study	25,000	25,000															0	0%	2	0	0	1,250	0	15,250	-	0		5%	
SR 1 RN Ogilto	Former Ogilto Trading Post	Demolition, Clean Up, Renovation	1,501,000	1,501,000				X			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	5%	10	0	0	0	915,610	-	0		0%	0%	
CH 1 DM Phron	McGee Site	Demolition, Business Site Clean Up	800,000	800,000															0	0%	5	0	0	0	866,000	-	0		0%	0%	
E 1 D Pueblo Pinedo	Convenience Store, Gas Station	Fuel station	200,000	200,000				X	X	X	X	X							8	73%	15	7	20,000	25,000	25,000	122,000	-	35%	35%		
CH 1 RD Phron	Chloe's Store Site	Demolition, Site Cleanup, Redevelopment	1,435,000	1,435,000				X	X	X	X	X							3	27%	5	0	0	72750	0	887,550	-	0		1	5%
SR 1 RD Red Valley	Danyle George Business Site	Pre-Development, Auto Repair Shop	14,000	14,000															0	0%	5	2	5,000	2,500	0	8,540	30,160	I	54%	54%	
A 1 D Saint Michaels	Nawajo Nation Bank	Pre-Development	500,000	500,000															0	0%	5	0	25,000	0	305,000	-	0		0%	5%	
A 1 D Saint Michaels	Window Rock Administration Area	Window Rock Master Plan	250,000	250,000															0	0%	5	0	12,500	0	152,500	-	0		0%	5%	

DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021

PROJECTS					Cost (Projected)		Secured Funding		Pre-Development Completed			Due Diligence			Design				Tasks Completed		Annual Return on Investment					Rate of Return					
Office	Task	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawal	Archaeological Assessment	Environmental Assessment	Market Feasibility	Project Letter of Commitment	Business Plan	Conceptual	Schematic	Plan/Specifications	Site Preparation	Infrastructure	# of Functions	Development	Jobs Created	Lease (\$)	Rent	Pay (\$)	Temporary Employees	Permanent Employees	Development Phase	Rate of Return	
PD	1.1	Saint Michaels	Tim Bonito Commercial Strip	A/E Services, Infrastructure Construction	530,000	530,000															0	0%					323,300	-	-	0%	
A	1.5	Saint Michaels	DED	Development - Feasibility, Consulting, Project Management	1,500,000	1,500,000															0	0%	12	0			915,000	-	-	0%	
SR	1.1	Shiprock	Virginia Johnson Business Site	Pre-development (Survey, Arch, Environ)	14,000	14,000															0	0%	5	4	6,000	1,500	0	-	60,320	1	54%
SR	1.1	Shiprock	Shiprock Hotel	Design, Development, Construct Infrastructure	8,800,000	2,805,000		8,800,000	PTF												30	91%	40	53	7,000	121,478	0	5,083,000	799,240	II	2%
SR	1.1	Shiprock	Band and Bond B&B Clean-up	Demolition, Site Clean-up, Redevelopment	400,000	400,000															1	9%	8	0	0	0	244,000	-	-	0%	
SR	1.1	Shiprock	Red Rock Realtor	Pre-development (Survey, Arch, Environ)	16,000	16,000															7	64%	0	5	8,000	800	0	9,760	75,400	I	55%
SR	1.1	Shiprock	Former Tiki's Café Site	Pre-Development	10,000	10,000															1	9%	3	0	0	0	6,100	-	-	0%	
SR	1.1	Shiprock	Waterline Extension	East of US 491	175,000	175,000															0	0%	8	0	0	0	108,750	-	-	0%	
P	1.1	Shiprock	Shiprock Industrial Park	Tribal Industrial Building Renovations	300,000	300,000															4	36%	10	0	240,000	0	0	183,000	-	III	80%
SR	1.1	Shiprock	Shiprock Industrial Area	Clean Up	8,000	8,000															3	27%	4	0	0	0	4,880	-	-	0%	
P	1.1	Shonto	Commercial Development	Hotel Development	3,200,000	300,000																									
PD	1.1	Tahatchi	Former Child Care Site	Building Renovation, Site Work	500,000	150,000															4	36%	10	4	7,200	360	0	305,000	60,320	I	2%
T	1.5	Tahatchi	Master Plan	Tourism/Economic Development,	25,000	25,000			HOT												0	0%	5	0	0	0	15,250	-	-	0%	
T	1.1	Tahatchi	Visitor Outlook	Establish landmark, visitor block	25,000	25,000			HOT												0	0%	5	2	500	50	0	15,250	30,160	I	2%
P	1.5	Tajepi	Tajepi Industrial Site	Market Feasibility Study	75,000	75,000															3	27%	4	0	0	0	43,750	-	-	0%	
PD	1.1	Tajepi	Commercial Development	Pre-Development	250,000	250,000															1	9%	2	2	0	0	152,500	-	-	0%	
T	1.1	Tsalhasee	Visitor Outlook	Establish landmark, visitor block	25,000	25,000															0	0%	5	0	0	0	15,250	-	-	0%	
CH	1.1	Tsalhasee	Gorman's Convenience Store	Development	385,000	370,000		15,000	Bank Loan (pending)												8	73%	10	5	4,000	200	500	234,850	75,400	III	1%
W	1.1	Tuba City	Cottonwood Landform	Utilities, Earthwork & Access Road	900,000	400,000	500,000		OC												10	91%	8	20	12,000	3,000	0	549,000	301,600	III	2%

DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021

PROJECTS				Cost (Projected)		Secured Funding		Pre-Development Completed			Due Diligence			Design			Tasks Completed		Annual Return on Investment					Rate of Return						
Office	Year	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawal	Architectural Assessment	Market Feasibility	Prospect Letter of Intent	Business Plan	Conceptual	Schematic	Final Specifications	Site Preparation	Infrastructure	# of Functions	% Development	Temporary	Permanent (New)		Lease (\$)	Sales (\$)	Real (\$)	Temporary Employees	Permanent Employees	Wages
W	1	RD	Tube City	Former Road Laches Site	1,655,000	1,655,000															1	9%	25	60	150,000	22,000	0	1,008,550	904,800	10%
W	1.5		Tube City	Former Blue Sage Ventures, LLC	10,000		10,000														4	36%	2	0	0	500	0	6,100	-	5%
W	1	CL	Tube City	Former Fernal Gas Site	100,000		100,000														3	27%	5	3	6,000	1,500	0	61,000	45,240	4%
W	1	D	Tube City	Terriform Development - Apartments, Offices, Wellness Center, Restaurant	350,000		350,000														10	91%	26	50	20,000	6,000	0	213,500	754,000	7%
W	1	I	Tube City	TC Auto Trc. (Barney Enterprises)	100,000		100,000														0	0%	6	6	6000	1,000	0	61,000	90,480	7%
W	1	I	Tube City	Terriform Dev., LLC	350,000		350,000	0													10	91%	26	50	20,000	6,000	0	213,500	754,000	7%
W	1	I	Tube City	Barley Valley Commercial Site (15 Acres)	1,800,000		1,500,000														11	100%	8	50	50,000	10,000	0	1,098,000	754,000	3%
W	1	CL	Tube City	Former Desert Memorial Funeral Home	100,000		100,000														3	27%	5	0	0	0	0	61,000	-	0%
P	1	RD	Upper Greenwood	Red Mesa Trading Post	500,000		500,000														0	0%	10	8	4,000	0	0	305,000	120,640	1%
T	1	D	Window Rock	Window Rock Veterans Park	80,000		80,000			HOT/Chapter				n/a	n/a						7	64%	10	0	0	0	0	48,800	-	0%
T	1	C	WA Signage	W12	30,000		30,000		30,000.00	HOT/Chapter											0	0%	10	0	0	0	0	18,300	-	0%
SK	2	D	Arveth	Whitehorse Commercial Development	3,250,000	3,067,500	162,500														4	36%	10	2	32,000	25,000	0	1,982,500	30,160	7%
W	2	C	Redway/Gap	Antelope Trail	300,000		300,000	50,000													4	36%	10	152	0	0	0	188,000	2,292,160	0%
W	2	I	Redway/Gap	Cedar Ridge Business Site	800,000		200,000	600,000													0	0%	8	12	20,000	4,000	6,000	488,000	180,960	4%
CH	2	I	Chile	Chile Restaurant	100,000		100,000														2	18%	10	0	0	0	0	61,000	-	0%

DIVISION OF ECONOMIC DEVELOPMENT
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PROJECTS			Cost (Projectual)		Secured Funding		Pre-Development Completed			Due Diligence			Design			Trails Completed		Annual Return on Investment					Rate of Return				
Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawn	Archaeological Assessment	Market Feasibility	Preliminary Letter of Commitment	Business Plan	Conceptual	Schematic	Plan/Specifications	Site Preparation	Infrastructure	% Development of Functions	Temporary	Permanent (New)	Lease (\$)	Sales (\$)	Fuel (\$)	Temporary Employees	Permanent Employees	Development Phase	
CH 2 S Chilo	Silver Coin Carwash, Laundromat	Survey	3,000	3,000				X	X	X	X	X	X	X				X	7	64%	1	0	300	0	1,800	-	IV 10%
P 2 I Church Rock	Church Rock Industrial Park	Site Improvement, install drainage system, wastewater line extension	2,000,000	2,000,000				X	X	X	X	X	X	X	X			X	10	91%	6	0	0	0	1,220,000	-	IV 0%
CH 3 I Chilo	Hotel Development	Infrastructure	200,000	200,000				X	X	X	X	X	X	X				0	0%	15	0			122,000	-	I 0%	
FD 2 D Cornfields	Junction Commercial Development	A/E Services, water, sewer, building construction	3,450,000	3,400,000	50,000			X	X	X	X	X	X	X	X			X	8	73%	50	25		2,104,500	377,000	II 0%	
E 2 RM Cornsator	Cornsator Convenience Store	Renovation, Construction	1,100,000	500,000	610,000			X	X	X	X	X	X	X	X			7	64%	20	20	25,000	50,000	100,000	671,000	301,600	IV 10%
A 2 D Cornpoint	Adm Mfg Plant	Develop & Construct Mfg Facility	2,500,000	2,500,000			March	X	X	X	X	X	X	X				0	0%	20	5		10,000	0	1,535,000	75,400	I 0%
E 2 D Cornpoint	Indian Market	Develop, Construct Facility	1,610,000	500,000				X	X	X	X	X	X	X	X			5	45%	20	5	35,000	10,000	0	982,000	75,400	I 2%
E 2 I Cornpoint	Indian Market Parking Lot	Site Clearance stormwater EmtL	1,605,000	1,605,000		73,500,000		X	X	X	X	X	X	X				2	18%	5	0	27,000	0	0	979,050	-	I 2%
E 2 D Cornpoint	Checkboard Refuse Disposal	Development	4,500	4,500				X	X	X	X	X	X	X	X			10	81%	2	2	0	225	0	2,745	-	II 5%
E 2 D Cornpoint	Eastern Navajo Office Complex	A/E Services, Mini-Use Development	8,500,000	500,000				X	X	X	X	X	X	X	X			6	55%	100	15	80,000	10,000	0	5,185,000	226,200	II 0%
P 2 S Denehoso	Denehoso Industrial Park	Master Plan, Lot Division, Utility Designation	200,000	200,000				X	X	X	X	X	X	X				1	9%	5	0	\$0	10,000	0	122,000	-	I 5%
A 2 D District S	Agricultural Cooperative Farm	Site Development/Preparation	5,000,000	5,000,000	250,000			X	X	X	X	X	X	X				0	0%	40	20	\$0	250,000	0	3,050,000	301,600	I 5%
CH 2 DM Forest Lake	Former Uta Plaza Convenience Store Site	Remove storage tank, Demolition, Cleanup	150,000	150,000				X	X	X	X	X	X	X	X			X	4	86%	10	3	0	0	91,500	45,240	I 0%
P 2 I Fort Defiance	Fort Defiance Industrial Park Improvement	Design, construct access road	400,000	400,000				X	X	X	X	X	X	X				0	0%	15	25	0	0	0	244,000	377,000	I 0%
FD 2 D Ganado	Lincoln Electric Co.	Preliminary Planning, Master Plan	250,000	80,000				X	X	X	X	X	X	X				2	18%	2	3	0	0	0	152,500	45,240	I 0%
CH 2 I Indian Wells	Indian Wells Infrastructure Development	Infrastructure Development	9,000,000	600,000	450,000			X	X	X	X	X	X	X	X			X	5	45%	8	0	0	0	5,480,000	-	I 0%
CH 2 D Jeddito	Junction US 254/RM Site	Commercial Development	2,700,000					X	X	X	X	X	X	X				4	86%	12	20	25,000	120,000	0	1,647,000	301,600	I 1.4%
IV 2 D Kibeto	80 Acres Commercial Site	Development, Mfg commercial, light industrial	2,000,000	1,340,000		60,000	Kibeto Chapter	X	X	X	X	X	X	X	X			7	64%	10	10	30,000	8,000	8,000	1,120,000	150,800	II 2%

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PROJECTS				Cost (Projected)		Secured Funding		Pre-Development Completed		Due Diligence		Design		Tasks Completed		Annual Return on Investment				Development Phase		Rate of Return									
Office	Year	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawal	Architectural	Environmental	Market Feasibility	Prospect Letter of Intent	Business Plan	Conceptual	Final/Speculations	Site Preparation	Infrastructure	# of Functions	% Development	Temporary	Permanent (New)	Lease (\$)	Sales (\$)	Fuel (\$)	MM Tm	Temporary Employees	Permanent Employees	Wages	
W	21	Kalispell	TB Tire Shop & Tour Business	Design, Construct Infrastr., Access Rd.	255,000	155,000	100,000	45,000	SEED, DED	X	X	X	X	X	X	X	X	X	X	X	4	36%	10	6	10,000	2,000	0	155,550	90,480	1	5%
W	21	Kalispell	18 & 10 acres Commercial Site	Infrastructure, Access Roads, parking lot	1,000,000	1,000,000		60,000	Kalispell Chapter	X	X	X	X	X	X	X	X	X	X	7	64%	6	20	15,000	2,000	8,000	610,000	301,600	1	3%	
W	20	LeChee	New Gen. Sn	Commercial, Industrial Development	5,000,000	5,000,000														0	0%	50	25	50,000	100,000		3,050,000		14	3%	
W	21	LeChee	New Gen. Sn	Infrastructure Development	300,000	300,000														0	0%	4	10	20,000	2,000	0	183,000	-	1	7%	
P	25	Leupp	Industrial Park	Master Plan, Lot Division, Utility Designation	200,000	200,000				X	X	X	X	X	X	X	X	X	X	6	55%	5	0	0	10,000		122,000	-	1	5%	
CH	2 DM	Lubachula	Former Upper Greasewood Store Site	Demolition, Clean up	100,000	100,000														0	0%	4	0	0	0	0	61,000	-	1	0%	
CH	2 RD	Lubachula	Former Kennedy Store Site	Demolition, Clean Up, Redevelopment	720,000	720,000				X										1	5%	4	0	0	0	0	439,200	-	1	0%	
CH	2 RD	Mary Farms	Emmett Bus Business Site	Archaeological Clearance, Redevelopment	1,652,500	1,652,500				X										1	9%	5	6	2,000	0	0	1,008,025	90,480	1	0%	
T	21	Mission Water	Micro Cabins	Infrastructure	750,000	750,000		60,000	HOT											0	0%	4	0	0	0	0	457,500	-	1	0%	
P	20	Naschett	Naschett Gas Station & Convenience Store	Development, Bldg/Infrastructure construction	2,500,000	2,500,000														0	0%	20	10	35,000	36,000	150,000	1,535,000	150,800	1	9%	
W	21	Navajo Mountain	Navajo Mountain Business Site	Infrastructure design, development, construct, C-store, Laundromat	490,000	490,000				X	X	X	X	X	X	X	X	X	X	9	62%	25	16	16,000	4,000	5,000	298,500	241,280	10	5%	
E	2 RD	Prewitt/Roca	Convenience Store, Gas Station	Construction, Site Work, Infrastructure	2,500,000	1,500,000				X				X						2	18%	25	10	20,000	25,000	25,000	1,535,000	150,800	1	3%	
P	2 RD	Red Lake	Navajo NM Industrial Park (Former MPA)	Environmental Remediation, Rehabilitation	4,000,000	4,000,000	200,000			X	X	X	X	X	X	X	X	X	X	3	27%	10	25				2,440,000	377,000	10	0%	
E	20	Rock Springs	Rock Springs Business Site	Development, Equine Services	5,315,000	500,000				X	X	X	X	X	X	X	X	X	X	6	55%	30	10	20,000	100,000	0	3,248,250	150,800	1	2%	
CH	20	Round Rock	Round Rock Trailering Post	Demolition, clean up	400,000	400,000														0	0%	6	0	0	0	0	244,000	-	1	0%	
PD	20	Saint Michaels	Navajo Nelson Bank	Development	11,000,000	11,000,000				X	X	X	X	X	X	X	X	X	X	0	0%						6,710,000	-	1	0%	
SR	2 C	Shiprock	Towing Yard-Bud's	Site Grading	90,000	90,000				X	X	X	X	X	X	X	X	X	X	3	27%	3	4		0	0	54,900	60,320	1	0%	
SR	2 CL	Shiprock	Former JG Business Site	Demolition, Clean up	175,000	175,000				X										1	9%	8	0	0	0	0	106,750	-	1	0%	
SR	21	Shiprock	Shiprock Mini-Mail	Infrastructure Plan	150,000	150,000				X	X	X	X	X	X	X	X	X	X	2	18%	4	0	0	0	0	91,500	-	1	0%	
SR	21	Shiprock	Desert View Funeral Home	Parking Lot Paving	150,000	150,000	75,000			X	X	X	X	X	X	X	X	X	X	8	73%	5	5	5,000	0	0	91,500	75,400	10	3%	

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PROJECTS			Cost (Projected)		Secured Funding		Pre-Development Completed		Due Diligence		Design				Tasks Completed		Annual Return on Investment					Development Phase					
Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawn	Archaeological Assessment	Market Feasibility	Prospect Letter of Intent	Business Plan	Conceptual	Schematic	Plans/Specifications	Site Preparation	Infrastructure	# of Functions	% Development	Jobs Created	Rent	Sales (\$)	Profit (\$)	Temporary Employees	Permanent Employees	Wages	
SR 2-1 Shirock	Shirock Indian Market	Construct Restrooms	150,000	150,000				X	X	X	X	X						4	36%	8	2	4,000	5,000	0	91,500	30,160	I
SR 2-1 Shirock	Office Building	Sewer line Extension	100,000	100,000				X	X	X	X							4	36%	20	10	4,200	2,448	900	61,000	150,000	I
SR 2-1N Toulona	Toulona Trading Post	Road Repair	20,000	20,000				X	X	X								3	27%	4	4	6,500	10,000	0	12,200	60,130	I
NR 2-1 Toulona	9 Acres Commercial Site	Utilities and Access Roads	2,150,000	650,000		70,000	WRBOO, Chapter	X	X	X								8	73%	8	10	16,000	4,000	0	1,811,500	150,000	III
SR 2-1D Tule Lake	Orion Tule Lake	Development: Regional Laundry Facility	2,551,541	300,000														0	0%	30	100	20,000	50,000		1,556,440	1,508,000	I
NR 2-1C Tule City	WRBOO building project	Construction	2,200,000	1,750,000		450,000	AMU	X	X	X	X							9	82%	20	10	0	0	0	1,842,000	150,000	IV
NR 2-1D Tule City	Dinosaur Tract	Development	250,000	250,000														0	0%	4	8	150	0	0	152,500	120,440	I
NR 2-1D Tule City/Gap	Northwest Corridor Development	C-Store, Motel Development	7,000,000	900,000														0	0%	30	36	25,000	30,000		4,270,000	542,880	I
CH 2-1S White Cone Commercial Development	White Cone Commercial Development	Market Feasibility Study	80,000	80,000				X	X	X								3	27%	4	0	0	0	0	48,000	-	I
SR 2-1D Awath	Montezuma Creek Visitor Center	Development, Construction	500,000	475,000	25,000			X	X	X	X							7	64%	5	2	500	50	0	305,000	30,160	II
FD 2-1RD Blackhorse	Blackhorse Trading Post Site	Site Clean Up, Redevelopment	275,000	275,000				X	X	X	X							5	45%	10	2	48,000	900	0	147,750	30,160	III
NR 2-1D Bodewy/Gap	100 Acres Commercial Site	Design, Infrastructure, Comm, Tract Strip, Housing Mfg	20,000,000	20,000,000	1,000,000	10,000,000		X	X	X								3	27%	100	1000	150,000	20,000	20,000	12,200,000	15,000,000	I
NR 2-1 Bodewy/Gap	Barnley Enterprise	Access Road, Infrastructure	800,000	200,000	600,000			X	X	X	X	X						8	73%	12	6	5,000	1,500	0	488,000	90,480	I
CH 2-1RD Childe	Former Valley Store	Clean Up, Redevelopment	300,000	300,000				X	X	X								3	27%	4	0	0	0	0	183,000	-	IV
CH 2-1D Childe	Vendor Village	Redevelopment, Development, 5 ac. Site	2,500,000	2,500,000		100,000	HOT											0	0%	10	0	0	0	0	1,515,000	-	I
NR 2-1 Coalmine Canyon	Coalmine Canyon Park	Install waterless restrooms	50,000	50,000		50,000	HOT											0	0%	5	0	0	0	0	30,500	-	I
NR 2-1 Coalmine Canyon	Dinosaur Trade Improvement	Waterless Restroom, parking lot, vending area	675,000	675,000		675,000	HOT											0	0%	4	8	150	0	0	411,750	120,440	I
FD 2-1NN Coyote Canyon	Former Thimble Store	Clean Up, Demolition, Clean Up, Renovation	1,795,000	1,470,000	187,000			X	X	X	X	X						5	82%	20	20	18,000	900	800	1,094,550	301,600	II
FD 2-1S Fort Defiance	Fort Defiance commercial site	Preliminary Planning and Master Plan	200,000	150,000				X	X	X	X							7	64%	5	2	0	0	0	122,000	30,160	I
FD 2-1NW Ganado	Former Amoco Service Station	Testing, Demolition, Clean Up	1,975,000					X	X	X	X							0	0%	10	0	50,000	0	0	1,204,750	-	I
NR 2-1D Kallabito	120 acres Commercial Site	Development, Design, Const infrastructure, access road	4,000,000	3,940,000	200,000	60,000	Kallabito Chapter	X	X	X	X							7	64%	30	100	78,000	20,000	28,000	2,440,000	1,808,000	II

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PROJECTS				Cost (Projected)		Secured Funding		Pre-Development Completed		Due Diligence				Design				Tasks Completed		Annual Return on Investment						Rate of Return					
Region	State	County	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Land Withdrawn	Archaeological Assessment	Project Feasibility	Project Letter of Commitment	Conceptual	Preliminary Specifications	Site Preparation	Infrastructure	# of Functions	% Development	Jobs Created		Rent		Mgt Yr		Temporary Employees	Permanent Employees	Development Phase	Rate of Return	
																					Temporary	Permanent (New)	Lease (\$)	Sales (\$)	Feed (\$)						
E	3	D	Lake Valley	Lake Valley Convenience Store	Development	2,000,000	1,500,000													0	0%	25	15	20,000	37,500	12,500	1,220,000	226,200	1	4%	
W	3	D	LaChase	Her Gas Stn	Commercial & Industrial Development	5,000,000	5,000,000													0	0%	50	25	50,000	1,000,000	3,050,000			TV	21%	
FD	3	M	Lower Greenwood	Former Pouley Trading Post	Testing, Demolition, Clean Up	200,000	150,000					X	X							2	18%	4	0	0	0	0	122,000	-	1	0%	
E	3	D	Hagard	Neglect Convenience Store	Development	3,500,000	2,000,000					X	X	X		X	X			6	55%	50	15	25,000	50,000	2,135,000	226,200	1	3%		
E	3	D	Hagard	Chaco Canyon Hotel	Development: Studios, design/ construct infrastructure	12,920,000	2,000,000					X	X	X		X	X			6	55%	80	40	50,000	500,000	0	7,881,200	603,200	1	4%	
SR	3	PH	Shiprock	C-Scores A Harrison Bus, Site	Building Renovation	100,000	100,000					X	X	X						4	96%	5	4	3,500	2,500	0	61,000	60,300	1	0%	
W	3	D	Tonolow	Elephant Feet Site	Tonolow Site Development	1,120,000	300,000													0	0%	6	2	150	0	0	744,200	30,160	1	0%	
W	3	DM	Tonolow	Former Conspirings Trail Port Site	Demolition, Site Clean Up	85,000	85,000					X	X							3	27%	5	4	12,000	20,000	16,000	51,950	60,320	TV	50%	
P	3	RD	Troyel	Troyel Training Facility	Remediation, Demolition, site Clean Up.	4,000,000	4,000,000					X								1	9%	10	20	35,000	50,000	0	2,440,000	301,600	YY	2%	
P	3	D	Tsagayoh	Nawajo Island Port	Pre-Development	500,000	500,000													0	0%	5	0	0	0	0	305,000	-	1	0%	
W	3	D	Tuba City	Proposed Hotel Site	Environmental Assessment, Demolition, Site Cleanup, Construction	9,000,000	250,000					X	X							2	18%	8	75	150,000	300,000	0	5,480,000	1,131,000	1	5%	
SR	4	D	Aneth	Beaverview Restaurant	Development, Construction	2,375,000	2,375,000	118,750		CE		X	X	X						4	96%	25	95	31,000	10,000	0	1,448,750	527,800	II	3%	
W	4	I	Coalinga	13 Acres Commercial Site	Design, Infrastructure, construction	4,440,000	4,440,000	222,000				X	X	X						3	27%	6	16	14,000	22,000	4,000	2,708,400	241,380	I	1%	
W	4	RD	Coalinga/Tule City	Old Kaley Trading Post Site	Testing, Demolition, Clean Up, Renovation	300,000	300,000					X	X	X						3	27%	5	0	0	0	0	183,000	-	III	0%	
FD	4	D	Corralitas	Summit Commercial Development	Development	5,508,000	2,203,600	100,000	2,754,500	USDA, EDA, Bank		X	X	X						7	44%	30	8	25,000	1,250	0	3,960,490	120,640	II	0%	
FD	4	RD	Croyal	Former Crystal Trading Post	Redevelopment	1,800,000	1,740,000	50,000				X	X	X	X	X				6	55%	30	10	0	72,500	0	1,098,000	150,800	II	4%	
FD	4	PH	Dixon	DUX Feed Bldg	Renovation	235,000	235,000					X	X	X						X	5	45%	3	2	4,000	2,000	0	137,250	30,160	II	2%
P	4	D	Fort Defiance	Hotel	Pre-Development	9,510,000	300,000													0	0%	30	25	20,000	600,000	0	5,862,100	377,000	I	1%	
E	4	D	Huerfano	Huerfano Business Site	Development; convenience store, gas station	3,378,000	200,000													0	0%	40	20	25,000	200,000	100,000	2,180,750	301,600	I	9%	

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PROJECTS				Cost (Projected)		Secured Funding		Pre-Development Completed		Due Diligence		Design			Tests Completed		Annual Return on Investment					Date of Maturity							
City	Year	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Archaeological Assessment	Historic Feasibility Assessment	Project Letter of Intent	Business Plan	Conceptual Schedule	Site Preparation	Phase/Specifications	Infrastructure	Development of Functions	Temporary	Permanent (New)	Lease (\$)	Sales (\$)	Fuel (\$)	Temporary Employees	Permanent Employees	Development Phase	0%		
P	4 S	Yreabuzo	Industrial Park	Master Plan	60,000	60,000													0	0%	5	25			36,500	377,000	I	0%	
W	4 I	LeChree	Lower Antelope Canyon Tours	Infrastructure Development	300,000	100,000	200,000												6	55%	4	10	20,000	16,000	183,000	150,800	II	10%	
W	4 I	LeChree	Antelope Canyon Tours (LACT, LLC)	Infrastructure Development	400,000	150,000	250,000												6	55%	4	8	10,000	2,000	244,000	120,640	I	3%	
CH	4 D	Low Mountain	Low Mountain Convenience Store	Development	2,235,000	2,235,000													4	35%					1,363,350	-	II	0%	
PD	4 RD	Lepton	Former Shirley's Trading Post	Redevelopment	3,400,000	3,380,000	20,000												1	9%	30	15	100000	5000	2,074,000	226,200	I	3%	
E	4 D	Mariano Lake	Mariano Lake Business Site	Pre-Development	2,140,000	250,000													3	27%	20	10	20,000	50,000	1,305,400	150,800	I	4%	
E	1 S	Nagazee	Chaco Canyon	Feasibility Study, Data Collection, 2015 MARCH	20,000														0	0%	3	0	0	1,900	0	12,200	-	I	10%
CH	2 RD	Nazini	Former Nazini Store	Demolition, Clean Up, Redevelopment	1,465,000	1,115,000													0	0%	10	0	0	0	893,650	-	I	0%	
E	4 D	Preville/Becca	Preville/Becca Solar Farm	Development	5,375,000	5,375,000													4	36%	10	5	10,000	15,000	2,180,750	75,400	I	1%	
SR	4 D	Red Mesa	Red Mesa Development	Development, Restaurant, Renovate Existing Store	2,500,000	400,000													0	0%	25	85	15,000	35,000	1,535,000	537,800	I	2%	
CH	4 RH	Rocky Ridge	Rocky Ridge General Store	Renovation	350,000	380,000	20,000												5	45%	0	8	10,000	13,000	5,000	213,500	120,640	I	8%
CH	4 RD	Round Rock	Former Leo R. Jim Business Site	Demolition, Clean Up, Redevelopment	2,215,000	2,215,000													0	0%	4	0	15,000	35,000	0	1,351,150	-	I	2%
PD	4 CL	Surflee	Former Sundae Trading Post	Testing, Demolition, Clean Up	100,000	100,000													0	0%				1,000	61,000	-	I	1%	
SR	4 S	Teac Nos Pos	Commercial Development	Pre-Development, 15 acres	100,000	100,000													0.2	2%	4								
PD	4 CL	Toltechi	Former J&V Trading Post	Testing, Demolition, Clean Up	1,975,000	90,000													5	45%	20				1,204,750	-	I	1%	
E	4 D	Torreon	Torreon Business Site	Pre-Development	3,275,000	300,000													0	0%	20	10	15,000	75,000	1,997,750	150,800	I	5%	
W	4 D	Tuba City	Tuba City Hotel	Hotel Development	16,850,000	16,150,000	500,000												0	0%	26	60	150,000	22,000	0	10,156,500	904,800	I	1%
SR	5 D	Aneth	Montezuma Creek Mall	Development	15,655,000	14,872,250	782,750												6	55%	10	15	15,000	37,000	0	5,549,550	226,200	II	0%
W	5 I	Blower Springs	Electrical line Extension Enterprise		50,000	50,000	150,000	150,000	Commercial										4	34%	6	14	12,000	2,000	6,000	30,500	211,120	III	40%
W	5 D	Cameron	Cameron Commercial Site	Pre-Development, 40 acres	2,805,000	100,000	2,000,000												0	0%	20	15	25,000	50,000	4,000	1,723,330	236,200	I	3%
W	5 S	Cameron	Hotel Development	Market Feasibility Study	100,000	100,000													0	0%	4								
W	5 D	Chickilish	Chickilish M&P Electric Shop	Design of facility	1,100,000	500,000													4	36%	10	5	12,000	10,000	0	671,000	75,400	I	2%

**DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021**

PROJECTS				Cost (Project)		Secured Funding		Pre-Development Completed		Due Diligence		Design		Tasks Completed		Annual Return on Investment				Date of Return									
	Location	Title	Brief Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Architectural Assessment	Environmental Assessment	Market Feasibility	Project Letter of Commitment	Conceptual Schematic	Siting/Specifications	Site Preparation	Infrastructure	# of Functions	Temporary	Permanent (New)	Rent	Net Yr.	Wages	Development Phase						
Order	Task																												
NF S I	Coppermine	Coppermine Commercial Site	Eng. R&D, Infrastructure Construction	2,000,000	2,000,000												0	OK	34	16,000	2,000	3,000	211,120	I					
E S D	Crownpoint	Crownpoint Auto Repair Shop	Development	1,125,000	500,000				X	X	X						3	27%	5	15,000	35,000	0	686,150	II					
FD S D	Ganado	Ganado Plaza	Development	4,805,000	85,000	220,250			X	X	X						4	96%	50	150,000	750		2,687,250	I					
NF S D	Lewis	Commercial Development	Market Feasibility Study	100,000	100,000												0	OK	3					I					
CH S RD	Mary Farms	Former Jack & Jill Site	Redevelopment	1,700,000	1,700,000				X	X	X						3	27%	4	0	0	0	1,037,000	-					
CH S RD	Mary Farms	Former Pezazu Station Site	Redevelopment	2,300,000	2,200,000				X	X	X						3	27%	4	0	0	0	1,342,000	-					
GH S RD	Mary Farms	Former Lawdonsville Trading Post Site	Redevelopment	1,700,000	1,700,000				X	X	X						3	27%	4	0	0	0	1,037,000	-					
NF S D	Oglio	Commercial Development		3,187,250	400,000												0	OK	30	3,000	37,500	0	1,944,230	I					
E S C	Tamash	Banah-Nawajo Travel Center	Construction	3,180,000	2,500,000	680,000			X	X	X		X	X	X	X	7	64%	30	15,000	15,000	20,000	1,939,800	I					
FD S CL	Saint Michaels	Former Hunter's Point Site Clean Up		50,000													0	OK	2				36,600	-					
E S D	Thoreau	Recycling Manufacturing Plant	Development, Construction	17,000,000	500,000		16,500,000 Private		X	X	X	X	X	X	X	X	11	100%	35	50,000	100,000	0	10,370,000	I					
E S D	Thoreau	Railroad/Industrial Park	Development, Construction	500,000	500,000												0	OK	4	0	0	25,000	0	305,000	-				
CH S I	Tsalle	Crossroads Convenience Store	Water/Power Design, Construction	100,000	100,000				X	X	X	X	X				5	45%	8	8,500	0	0	61,000	9%					
E S D	Whitehorse Lake	Whitewater Business Site	Development	3,375,000	3,500,000	168,750											0	OK	10	15,000	55,000	20,000	2,058,750	II					
Total				\$ 296,615,411	\$ 223,296,300	\$ 15,683,540	\$ 64,536,509															2,856	3,318	\$ 3,543,500	\$ 4,908,891	\$ 1,461,900	\$ 237,866,671	\$ 12,881,940	0%
Least Funding:																													
Lowest Budget:																													
Lowest Budget:																													

**DIVISION OF ECONOMIC DEVELOPMENT
FIVE YEAR PLAN 2016 - 2021**

PROJECTS				Cost (Projected)	Secured Funding		Pre-Development Completed		Due Diligence	Design				Trails Completed	Jobs Created		Annual Return on Investment			Development Phase			Rate of Return																						
Year	Month	Location	Title	Project Description	Project Total	Funding Request	Owner's Equity (\$)	Amount (\$) Other Funding	Source	Archaeological Assessment	Historic Feasibility	Prospect Letter of Intent	Commitment	Conceptual	Schematic	Final/Specification	Site Preparation	Infrastructure	Use of Functions	Lease (\$)	Sales (\$)	Fuel (\$)	Temporary Employees	Permanent Employees	Wages																				
Title				Project Total		Funding Request		Owner's Equity (\$)		Amount (\$) Other Funding		Source		Archaeological Assessment		Historic Feasibility		Prospect Letter of Intent		Commitment		Conceptual		Schematic		Final/Specification		Site Preparation		Infrastructure		Use of Functions		Lease (\$)		Sales (\$)		Fuel (\$)		Temporary Employees		Permanent Employees		Wages	

Average Project Data of Returns	80%
Assets & Tax Returns:	20%
Wages:	79%

Proposed:	13
Total Office:	14
# of Projects 100%	12
# of Projects 75% - 100%	12
# of Projects 50% - 75%	31
# of Projects 25% - 49%	56
# of Projects 25% or less	92
Total Projects:	205

Year:	1	2	3	4	5	Total
Project Cost	\$ 98,502,000	\$ 98,446,541	\$ 71,595,000	\$ 67,109,000	\$ 60,352,350	\$ 396,015,411

Task	Office	Year	Project Cost
C - Construction	T	1	\$ 98,502,000
D - Development	A	2	\$ 98,446,541
DM - Demolition	CH	3	\$ 71,595,000
I - Infrastructure	E	4	\$ 67,109,000
S - Study	P	5	\$ 60,352,350
RD - Redevelopment	W		\$ 303,917,870
RM - Renovation	SR		\$ 40,519,541
PM - Promotion	FD		\$ 38,434,000
CL - Site Clean Up			\$ 2,518,000
Total:	\$ 396,015,411	Total:	\$ 396,015,411

Owner's Equity:	1	2	3	4	5	Total
Wages:	\$ 9,451,500	\$ 9,451,500	\$ 9,451,500	\$ 9,451,500	\$ 9,451,500	\$ 47,257,500

Wages:	Temporary	Permanent	Total
1	\$ 55,746,848	\$ 15,703,480	\$ 71,450,328
2	\$ 60,051,390	\$ 9,364,480	\$ 69,415,870
3	\$ 43,872,850	\$ 13,830,200	\$ 57,703,050
4	\$ 40,875,490	\$ 4,554,160	\$ 45,429,650
5	\$ 36,698,973	\$ 2,548,520	\$ 39,247,493
Total:	\$ 237,866,671	\$ 52,001,840	\$ 289,868,511

Indic:	Temporary	Permanent	Total
T - Tourism	54	2	56
A - ADM	98	159	257
CH - Child	262	109	371
E - Eastern	871	359	1,230
P - Project Development	649	2,022	2,671
W - Western	379	315	694
SR - Shiprock	322	117	439
FD - Fort Defiance	2,836	3,318	6,154
Temp & Perm Total:	6,154	6,154	12,308

Development Phase	1	2	3	4	5	Total
I - Preliminary						
II - Design						
III - Infrastructure						
IV - Construction						



THE NAVAJO NATION



RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE-PRESIDENT


Memorandum

Date: February 14, 2018

To: Honorable Russell Begaye, President
Office of the President/Vice President

Honorable Lorenzo Bates, Speaker
Navajo Nation Council

Honorable JoAnn Jayne, Chief Justice
Judicial Branch

From: 
Pearline Kirk, Controller
Office of the Controller

Subject: Controller's Financial Update As of January 31, 2018

I am pleased to present to you the following information related to General Fund financial data up to January 31, 2018.

The General Fund Financial data is as follows:

The gross General Fund Revenues (see **Exhibit "A"**) as of January 31, 2018 is \$99,205,877, and the total set asides total \$33,057,058. The Net Revenue for the General Fund is \$66,148,819, which is 44.45% of the projection.

The total expenditures by branch are shown on **Exhibit "B"**.

- The Legislative Branch has expenditures of \$4,736,197, encumbrances of \$540,894 with a remaining budget of \$11,563,745.
- The Executive Branch expenditures are \$60,501,243 encumbrances are \$5,813,170 with a remaining budget of \$109,189,810.
- The Judicial Branch expenditures are \$3,933,787 with zero encumbrances and remaining budget of \$9,914,134.
- Total General Fund expenditures are \$69,171,228; total encumbrances are \$6,354,064 with an overall remaining budget of \$130,667,690.

The updated UUFB as of February 14, 2018 is \$27,717,798 (see **Exhibit "C"**). There have been two supplemental appropriations during Fiscal Year 2018 in the total amount of \$3,909,557.

If you should have any questions, you can contact me at Tribal extension X6308.



THE NAVAJO NATION
General Fund Revenue Schedule
(Unaudited)

FY 2018

January 31, 2018

GENERAL FUND REVENUE					
	Original Budget	Revised Budget	Actual Revenue Received	Revenue to be collected	% Revenue of Total
TNN: ROYAL, GAS, OIL	\$ 25,378,000	\$ 25,378,000	\$ 9,327,940	\$ 16,050,060	36.76
TNN: COAL REVENUES	45,381,000	45,381,000	13,027,475	32,353,525	28.71
TNN:OTR MINERALS REV			14,807	(14,807)	
TNN: LAND REVENUES	62,644,000	62,644,000	44,562,838	18,081,162	71.14
TNN: BUSINESS FEES			24,995	(24,995)	
TNN: INTEREST INCOME	2,500,000	2,500,000	2,247,521	252,479	89.90
TNN: TAX REVENUES	62,965,000	62,965,000	28,568,428	34,396,572	45.37
COURT FINES + FEES	400,000	400,000	136,722	263,278	34.18
TNN: OTHER REVENUES	750,000	750,000	1,142,582	(392,582)	152.34
BIA: ROYAL, GAS, OIL			106,680	(106,680)	
BIA: COAL REVENUES			26	(26)	
BIA:OTR MINERALS REV			-	-	
BIA: LAND REVENUES			45,863	(45,863)	
TOTAL REVENUE	\$ 200,018,000	\$ 200,018,000	\$ 99,205,877	\$ 100,812,123	49.60
LESS:SET ASIDES					
CAPITAL OUTLAY MATCH	\$ (2,000,000)	\$ (2,000,000)	(2,000,000)	\$ -	100.00
LAND FUND TRANSFER	(4,000,000)	(4,000,000)	(1,984,118)	(2,015,882)	49.60
PERMANENT FUND TRNSF	(24,002,000)	(24,002,000)	(11,904,705)	(12,097,295)	49.60
WATER RIGHTS CLAIM FU	(2,000,000)	(2,000,000)	(2,000,000)	-	100.00
DINE' HIGHER EDUCATIO	(11,200,000)	(11,200,000)	(11,200,000)	-	100.00
VETERANS TRUST FUNDS	(8,001,000)	(8,001,000)	(3,968,235)	(4,032,765)	49.60
TOTAL SET ASIDE	\$ (51,203,000)	\$ (51,203,000)	\$ (33,057,058)	\$ (18,145,942)	64.56
SUB TOTAL	\$ 148,815,000	\$ 148,815,000	\$ 66,148,819	\$ 82,666,181	44.45
PERMANENT FUND INCOME TRANSFER					
OTHER REVENUE TRANSFER	\$ 10,881,000	\$ 10,881,000	\$ 10,881,000	(4) \$ -	100.00
ADD: PF FIVE-YEAR CONTINGENCY	2,885,000	2,885,000	2,885,000	(5) -	100.00
TOTAL PFI TRANSFER	\$ 13,766,000	\$ 13,766,000	\$ 13,766,000	\$ -	100.00
NET PFI TRANSFER	\$ 13,766,000	\$ 13,766,000	\$ 13,766,000	-	100.00
GRAND TOTAL	\$ 162,581,000	\$ 162,581,000	\$ 79,914,819	(6) \$ 82,666,181	49.15

- (1) Gross General Fund Revenues
 - (2) Total Set Asides for General Fund Revenue
 - (3) Net General Fund Revenue
 - (4) Permanent Fund Income allocation to General Fund
 - (5) Permanent Fund Income allocation reserve (CO-54-16)
 - (6) Grand total General Fund Revenues
- Controller's Report-Special Session-February 2018

EXHIBIT "A"

Prepared by:
General Accounting
2/15/2018



FY 2018 EXHIBIT "B"

The Navajo Nation Budget Status_Income Statement As of January 31, 2018

Branch / Object Account	Original Budget	Revised Budget	Actual Expenses	Encumbrances	Budget Available	% Available
LEGISLATIVE BRANCH						
2001 - Personnel Expenses	\$ 10,202,527	11,839,705	3,512,857		\$ 8,326,848	70.33
3000 - Travel Expenses	1,500,400	1,431,847	472,450	39,034	920,363	64.28
3500 - Meeting Expenses	258,642	382,097	117,727	-	244,370	87.49
4000 - Supplies	295,427	450,263	189,613	37,874	242,775	53.92
5000 - Lease & Rental	222,665	226,788	79,109	45,480	102,199	45.06
5500 - Communications & Utilities	144,602	144,850	33,157	-	111,693	77.11
6000 - Repairs & Maintenance	71,281	125,726	66,720	649	58,357	48.42
6500 - Contractual Services	499,854	1,437,403	153,074	271,827	1,012,502	70.44
7000 - Special Transactions	369,412	382,308	130,778	14,087	237,443	62.11
8000 - Assistance	-	-	-	-	-	-
9000 - Capital Outlay	217,412	439,849	711	131,943	307,196	69.84
9500 - Matching & Indirect Cost	-	-	-	-	-	-
Total LEGISLATIVE BRANCH	\$ 13,782,222	\$ 16,840,836	\$ 4,736,197	(1a) \$ 540,894	(1b) \$ 11,563,746	(1c) 68.86
EXECUTIVE BRANCH						
2001 - Personnel Expenses	80,000,411	83,204,401	23,095,938	-	\$ 60,108,463	72.24
3000 - Travel Expenses	9,602,678	9,472,050	2,935,764	3,580	6,532,706	68.97
3500 - Meeting Expenses	922,101	536,813	47,314	-	489,299	91.18
4000 - Supplies	5,051,048	5,188,141	1,218,528	522,644	3,446,969	66.44
5000 - Lease & Rental	2,905,239	4,431,047	2,115,269	130,093	2,185,684	49.33
5500 - Communications & Utilities	6,405,226	7,138,720	1,712,530	518,303	4,907,887	68.75
6000 - Repairs & Maintenance	4,881,542	6,653,922	1,774,347	1,432,554	3,447,021	51.80
6500 - Contractual Services	5,462,198	9,106,568	584,079	2,951,390	5,571,099	61.18
7000 - Special Transactions	10,247,095	10,282,575	3,790,524	141,339	6,350,713	61.76
8000 - Assistance	32,211,358	33,940,942	21,463,857	72,584	12,404,502	38.55
9000 - Capital Outlay	1,067,855	1,265,866	167,851	40,685	1,057,331	83.63
9300 - Other Income and Expense	-	-	-	-	-	-
9500 - Matching & Indirect Cost	4,283,378	4,283,378	1,595,243	-	2,688,135	62.76
Total EXECUTIVE BRANCH	\$ 163,040,129	\$ 175,504,224	\$ 60,501,243	(2a) \$ 5,813,170	(2b) \$ 109,189,810	(2c) 62.21
JUDICIAL BRANCH						
2001 - Personnel Expenses	\$ 12,487,393	12,492,946	3,681,025		\$ 8,811,921	70.54
3000 - Travel Expenses	367,211	438,932	64,362	-	374,570	85.34
3500 - Meeting Expenses	27,250	45,250	1,410	-	43,840	96.88
4000 - Supplies	226,217	297,219	43,215	-	254,004	85.46
5000 - Lease & Rental	9,805	14,592	9,819	-	4,773	32.71
5500 - Communications & Utilities	98,802	108,030	20,025	-	88,005	81.46
6000 - Repairs & Maintenance	50,211	183,801	44,067	-	139,734	78.02
6500 - Contractual Services	5,050	11,550	3,592	-	7,958	68.90
7000 - Special Transactions	161,958	255,603	66,272	-	189,330	74.07
8000 - Assistance	-	-	-	-	-	-
9000 - Capital Outlay	-	-	-	-	-	-
9300 - Other Income and Expense	-	-	-	-	-	-
Total JUDICIAL BRANCH	13,433,897	13,847,922	3,933,787	(3a) \$ -	(3b) \$ 9,914,134	(3c) 71.59
GRAND TOTAL:	\$ 190,256,248	\$ 206,192,982	\$ 69,171,228	(4a) \$ 6,354,064	(4b) \$ 130,667,690	(4c) 63.37

Footnotes:

Legislative Branch

- (1a) Legislative Expenses
- (1b) Legislative Encumbrances
- (1c) Legislative Budget Available

Executive Branch

- (2a) Executive Expenses
- (2b) Executive Encumbrances
- (2c) Executive Budget Available

Judicial Branch

- (3a) Judicial Expenses
- (3b) Judicial Encumbrances
- (3c) Judicial Budget Available

Total General Fund

- (4a) General Fund Expenses
- (4b) General Fund Encumbrances
- (4c) General Fund Budget Available

Prepared By:
General Accounting
2/15/2018

FY 2018
EXHIBIT "C"



Undesignated, Unreserved, Fund Balance (UUFB)
February 14, 2018

09-30-17 UUFB balance <u>(Un-Audited)</u>		31,627,355
Less Supplementals:		
CD-72-17 Grazing, Farm Board, Land Board	2,452,257	
CD-73-17- UNM Housing	1,457,300	
Total Supplementals		<u>3,909,557</u>
UUFB -unaudited 02/14/18		<u><u>27,717,798</u></u>

NAVAJO NATION

RCS# 1155

2018 Summer Session

7/17/2018

02:24:20 PM

Amd# to Amd#	Legislation 0077-18: Approving	PASSED
MOT Yazzie	Supplemental Funding from the	
SEC Begay, S	UUFB \$1,455,000	

Yea : 16

Nay : 3

Excused : 1

Not Voting : 4

Yea : 16

Begay, K	Bennett	Daniels	Pete
Begay, NM	Brown	Hale	Smith
Begay, S	Crotty	Jack	Tso
BeGaye, N	Damon	Perry	Witherspoon

Nay : 3

Yazzie	Slim	Phelps
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Excused : 1

Filfred

Not Voting : 4

Shepherd	Bates	Tsosie	Chee
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