

LEGISLATIVE SUMMARY SHEET

Tracking No. 0270-19

DATE: September 12, 2019

TITLE OF RESOLUTION: A PROPOSED NAVAJO NATION COUNCIL RESOLUTION; AN ACTION RELATING TO BUDGET AND FINANCE AND NAABIK'ÍYÁTI' COMMITTEES, AND THE NAVAJO NATION COUNCIL; RESCINDING CD-85-18 WHICH AMENDED THE NAVAJO NATION PERMANENT FUND INCOME FIVE YEAR EXPENDITURE PLAN, CAP-19-16, REGARDING FOURTH YEAR FUNDING FOR FORT DEFIANCE AGENCY PROJECTS

PURPOSE: The purpose of this resolution, if passed, is to rescind CD-85-18, regarding the expenditure of the permanent fund income pursuant to the Permanent Income Five Year Expenditure Plan for Fort Defiance Agency from three economic development projects to one economic development project, the Indian Wells Economic Development Project. By rescinding CD-85-18, to fully restore the \$3,700,000 funding, allocated through CAP-19-16, to the Indian Wells Economic Development, the Fort Defiance Agency's Fourth Year Project.

This written summary does not address recommended amendments as may be provided by the standing committees. The Office of Legislative Counsel requests each Council Delegate to review each proposed resolution in detail.

5-DAY BILL HOLD PERIOD: 4:53pm 9-16-19
Website Posting Time/Date: 4:53pm 9-16-19
Posting End Date: 9-21-19
Eligible for Action: 9-22-19

Budget & Finance Committee
Thence
Naabik'íyáti' Committee
Thence
Navajo Nation Council

PROPOSED NAVAJO NATION COUNCIL RESOLUTION
24th NAVAJO NATION COUNCIL -- First Year, 2019

INTRODUCED BY



(Prime Sponsor) 

TRACKING NO. 0270-19

AN ACTION

RELATING TO BUDGET AND FINANCE AND NAABIK'ÍYÁTI' COMMITTEES,
AND THE NAVAJO NATION COUNCIL; RESCINDING CD-85-18 WHICH
AMENDED THE NAVAJO NATION PERMANENT FUND INCOME FIVE YEAR
EXPENDITURE PLAN, CAP-19-16, REGARDING FOURTH YEAR FUNDING FOR
FORT DEFIANCE AGENCY PROJECTS

BE IT ENACTED.

Section One. Authority

- A. The Navajo Nation Council is the governing body of the Navajo Nation, pursuant to 2 N.N.C. § 102 (A).
- B. The Naabik'íyáti' Committee of the Navajo Nation Council, pursuant to 2 N.N.C. §164(A)(9), reviews proposed legislation which requires final action by the Navajo Nation Council.
- C. The Budget and Finance Committee is empowered to review and recommend to the Navajo Nation Council the budgeting, appropriation, investment, and management of all funds. 2 N.N.C. §300(B)(2).

Section Two. Findings

- 1 A. The Navajo Nation Council passed and the Navajo Nation President signed into law
2 CAP-19-16, the Navajo Nation Permanent Fund Income Five Year Expenditure Plan.
3 *See* CAP-19-16.
- 4 B. In CAP-19-16 the Navajo Nation approved use of the Permanent Fund Income for
5 major waterline projects throughout the Navajo Nation and economic development
6 projects in regional centers across the Navajo Nation; including the Fourth Year
7 economic development project for Indian Wells Economic Development Project
8 totaling \$3,700,000. CAP-19-16, Exhibit A attached as **Exhibit 2**.
- 9 C. The Navajo Nation Council amended CAP-19-16 by enacting CD-85-18 which is
10 attached as **Exhibit 1**. Resolution CD-85-18 amended the Fort Defiance Agency
11 economic development project from one project—the Indian Wells Economic
12 Development funded at \$3,700,000—to three economic development projects—the
13 Indian Wells Economic Development project at \$1,500,000, Greasewood Springs
14 Economic Development Convenience Store at \$1,500,000, and Little Colorado River
15 Corporation Economic Development at \$700,000; a total of \$3,700,000.
- 16 D. The Indian Wells Chapter through its resolution IWC-19-150, attached as **Exhibit 3**,
17 “supports and approves a request for the 24th Navajo Nation Council to Rescind the
18 23rd Navajo Nation Council Resolution CD-85-18 restoring an original funding
19 amount of \$3,700,000 to the Indian Wells 10 Acre Commercial Site Project.”
20

21 **Section Three. Rescinding CD-85-18**

- 22 A. The Navajo Nation hereby rescinds CD-85-18, **Exhibit 1**, regarding the expenditure
23 of the permanent fund income pursuant to the Permanent Income Five Year
24 Expenditure Plan for Fort Defiance Agency from three economic development
25 projects to one economic development project, the Indian Wells Economic
26 Development Project.
- 27 B. The Navajo Nation hereby rescinds CD-85-18 to fully restore the \$3,700,000 funding,
28 allocated through CAP-19-16, to the Indian Wells Economic Development, the Fort
29 Defiance Agency’s Fourth Year Project.
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1 **Section Four. Directing OMB and OOC**

2 The Office of Management and Budget and the Office of the Controller are hereby
3 directed to implement the intent and purpose of this resolution.
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RESOLUTION OF THE
NAVAJO NATION COUNCIL

23rd NAVAJO NATION COUNCIL -- Fourth Year, 2018

AN ACTION

RELATING TO BUDGET AND FINANCE AND NAABIK'ÍYÁTI' COMMITTEES, AND
THE NAVAJO NATION COUNCIL; AMENDING THE NAVAJO NATION PERMANENT
FUND INCOME FIVE YEAR EXPENDITURE PLAN, CAP-19-16, REGARDING
FOURTH YEAR FUNDING FOR FORT DEFIANCE AGENCY PROJECTS

BE IT ENACTED.

SECTION ONE. AUTHORITY

- A. The Navajo Nation Council is the governing body of the Navajo Nation, pursuant to 2 N.N.C. § 102 (A).
- B. The Naabik'iyáti' Committee of the Navajo Nation Council, pursuant to 2 N.N.C. § 164(A)(9), reviews proposed legislation which requires final action by the Navajo Nation Council.
- C. The Budget and Finance Committee is empowered to review and recommend to the Navajo Nation Council the budgeting, appropriation, investment, and management of all funds. 2 N.N.C. § 300(B)(2).
- D. Pursuant to 2 N.N.C. § 300(C)(3), the Budget and Finance Committee of the Navajo Nation Council shall exercise oversight authority including, but not limited to, budget, finance, investment, bonds, contracting, insurance, audits, accounting, taxes, loans, chapter budget and finance for the purpose of recommending to the Navajo Nation Council the adoption of resolution designed to strengthen the fiscal and financial position of the Navajo Nation and to promote the efficient use of the fiscal and financial resources of the Navajo Nation.

SECTION TWO. FINDINGS

- A. The Navajo Nation Council passed, and the Navajo Nation President signed, into law CAP-19-16, the Navajo Nation Permanent Fund Income Five Year Expenditure Plan. See CAP-19-16.
- B. As stated in CAP-19-16, the Navajo Nation Permanent Fund sets out the procedures for expenditure of fund income by stating "[no Fund income shall be expended, except as set forth in §§

908 and 909 of this Chapter, for a period of 20 years from date of the first Navajo Nation contribution to the Fund. Thereafter, ninety-five percent (95%) of the Fund income may be expended in accordance with a plan for its use covering at least a five-year period adopted by resolution of the Navajo Nation Council provided that the expenditure of income in any fiscal year shall not exceed the income earned during that year. The remaining five percent (5%) of the Fund income shall be reinvested in the Permanent Fund." 12 N.N.C. §905.

- C. In CAP-19-16 the Navajo Nation contemplated the use of the Permanent Fund Income for major waterline projects throughout the Navajo Nation and economic development projects in regional centers across the Navajo Nation; including the Fourth Year economic development projects for Indian Wells totaling \$3,700,000. See CAP-19-16, **Exhibit A**.
- D. The Fort Defiance Agency proposes amending CAP-19-16, **Exhibit A**, of a single project plan to three economic development projects which include the Indian Wells Economic Development at \$1,000,000, Greasewood Springs Economic Development Convenience Store at \$1,500,000, and Little Colorado River Corporation Economic Development at \$1,200,000; a total of \$3,700,000. See preliminary project descriptions attached as **Exhibits B, C and D**, respectively.

SECTION THREE. APPROVING AN AMENDMENT TO CAP-19-16

- A. The Navajo Nation hereby amends CAP-19-16, **Exhibit A**, regarding the expenditure of the permanent fund income pursuant to the Permanent Income Five Year Expenditure Plan for Fort Defiance Agency; from a single economic development project to three economic development projects.
- B. The Navajo Nation hereby amends CAP-19-16 to include, for Fort Defiance Agency's Fourth Year Projects as:
 - 1. Indian Wells Economic Development at \$1,000,000; **Exhibit B**,
 - 2. Greasewood Springs Economic Development Convenience Store at \$1,500,000, **Exhibit C**, and,
 - 3. Little Colorado River Corporation Economic Development at \$1,200,000. **Exhibit D**.

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 14 in favor and 00 opposed, on this 20th day of December 2018.



LoRenzo C. Bates, Speaker
23rd Navajo Nation Council

12-20-18

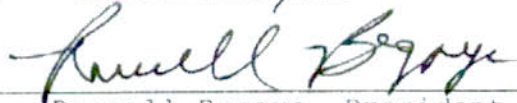
Date

Motion: Honorable Walter Phelps
Second: Honorable Alton Joe Shepherd

Speaker LoRenzo C. 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 7th day of January 2018.2019



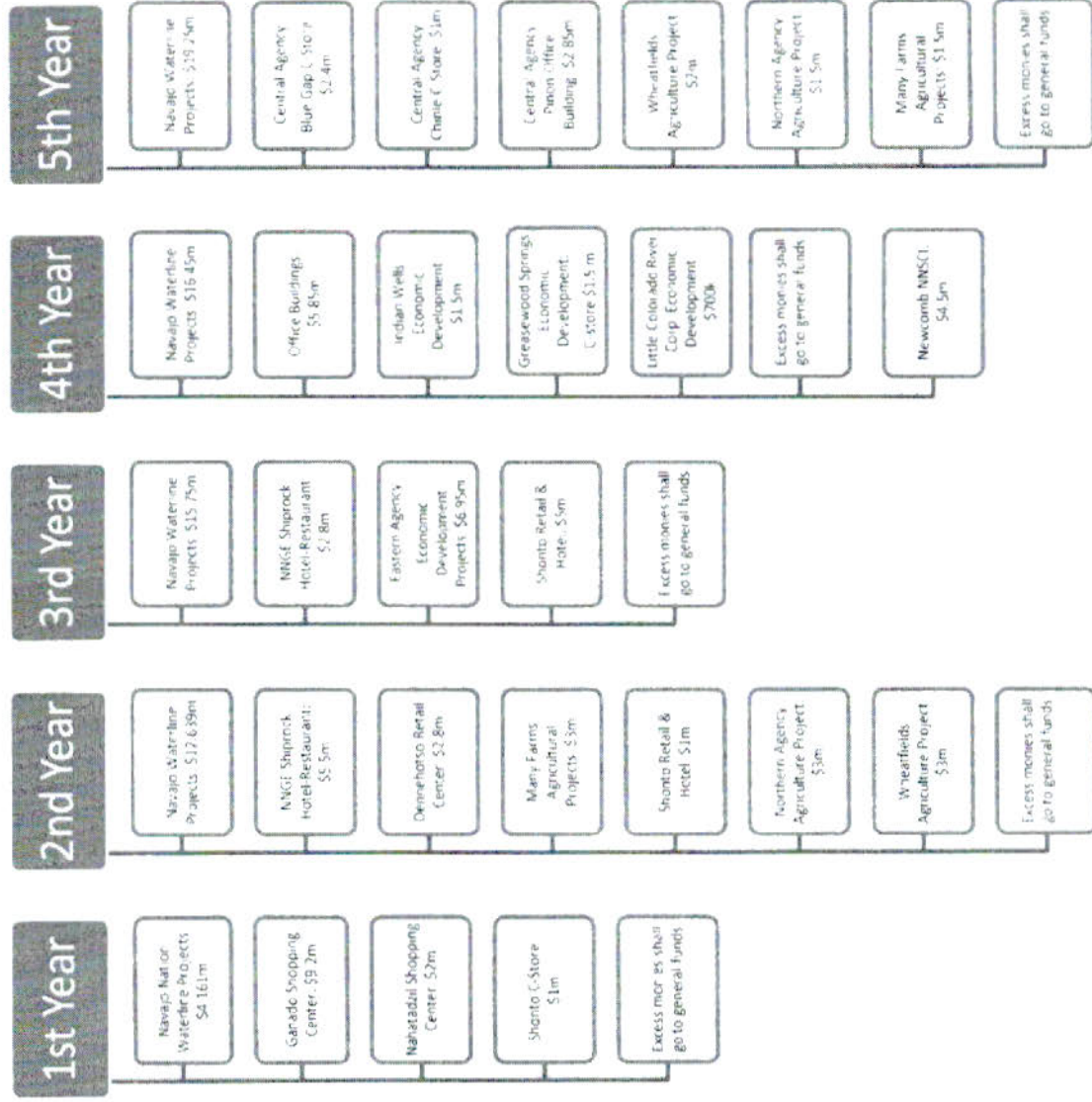
Russell Begaye, President
Navajo Nation

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

PTF – 5 Year Plan = \$150m Over 5 Years

Exhibit A \$30m \$30.939m \$30.5m \$30.5m \$30.5m





THE NAVAJO NATION

RUSSELL BEGAYE
JONATHAN NEZ

PRESIDENT
VICE PRESIDENT

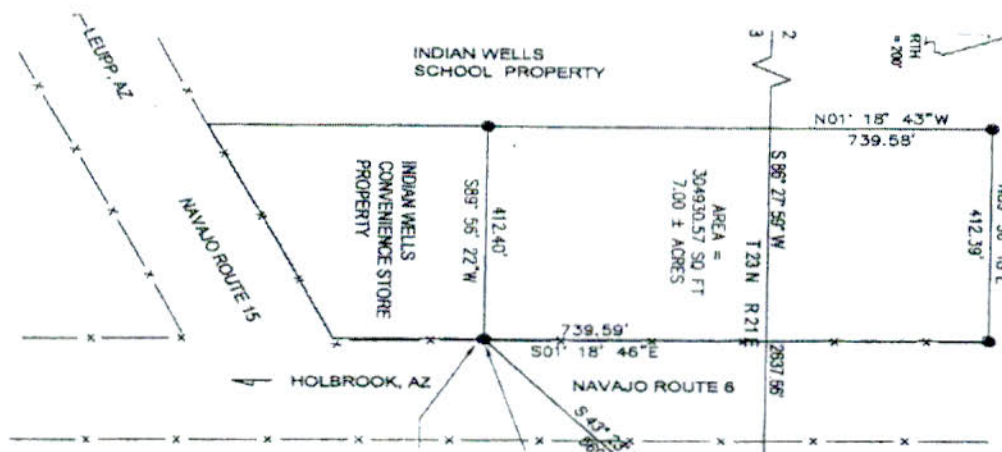
EXHIBIT

B

BUSINESS OPPORTUNITIES
INDIAN WELLS COMMERCIAL TRACT
INDIAN WELLS, NAVAJO NATION (Arizona)

The Chinle Regional Business Development Office, Division of Economic Development, the Navajo Nation is seeking retail tenants for the proposed 10 acres commercial tract, at Indian Wells, Navajo Nation (Arizona). The development will be located at the northwest intersection of Navajo Route 6 and Navajo Route 15.

An anchor Convenient Store with gasoline pumps is recommended on the southern end of the tract consisting of 2 – 3 acre plot. The remaining tract of land will consist of retail shops/spaces.



The site development is currently working on the site preparation (earthwork) and developing infrastructure. The Chinle RBDO will contract with a Project Architect to complete the Design Phase. Please submit "Letters of Interest" to:

Chinle Regional Business Development Office
Division of Economic Development
ATTN: Tony Little, Program Manager
P.O. #565
Chinle, AZ. 86503
Telephone: (928) 674-2240
Fax Number: (928) 674-2244

Indian Wells Commercial Site Development

In 2005, the Indian Wells Community withdrew 25 acres of land for commercial development. Of the 25 acres, the Division of Economic Development, Small Business Development Department, is currently working on developing infrastructure for 10 of the 25 acres.

The 10 acres infrastructure project consists of the following:

1. Clearing, grubbing and grading of the site, which is currently raw land.
2. Construction of two access roads to the project site, earthwork only.
3. Drainage works.
4. Installation of a watermain to the project site.
5. Installation of an on-site sewer disposal system. The sewer system includes 8 inch gravity sewer mains; manholes; distribution boxes; and a drainfield.

The Infrastructure Engineering Design/Construction Documents for the 10 acres was completed by the project consultant, iina' ba', inc. The costs of the engineering work totaled \$89,867.50, which was funded by DED.

The infrastructure work was publicly advertised in order to procure a contractor to construct the project. The amount of funds that were available limited the scope of work to clearing, grubbing, grading, access roads and drainage works. Arviso Construction Company, Inc. was awarded the construction contract in the amount of \$601,013. The funding for the contract included DED sales tax funds and Tourism funds.

In order to complete the infrastructure project within the 10 acres, additional funds are necessary. Funds are also needed to develop the additional 15 acres. In order to fully develop the whole 25 acres in a consistent and efficient manner, a Commercial Development Feasibility Study to evaluate the market, technical, financial and organizational aspect of the development is indispensable. Along with the Feasibility Study, a Masterplan for the entire 25 acres is essential.

Funds that are necessary to implement the above are as follows:

Preliminary Planning

Feasibility Study:	\$50,000
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Master Plan:	\$50,000
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Infrastructure (Complete 10 acres)

Water/Sewer:	\$450,000
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Paving and Site Dev.:	<u>\$300,000</u>
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Total:	\$850,000
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Further expenditures for full development will be determined by the Feasibility Study and Master Plan.

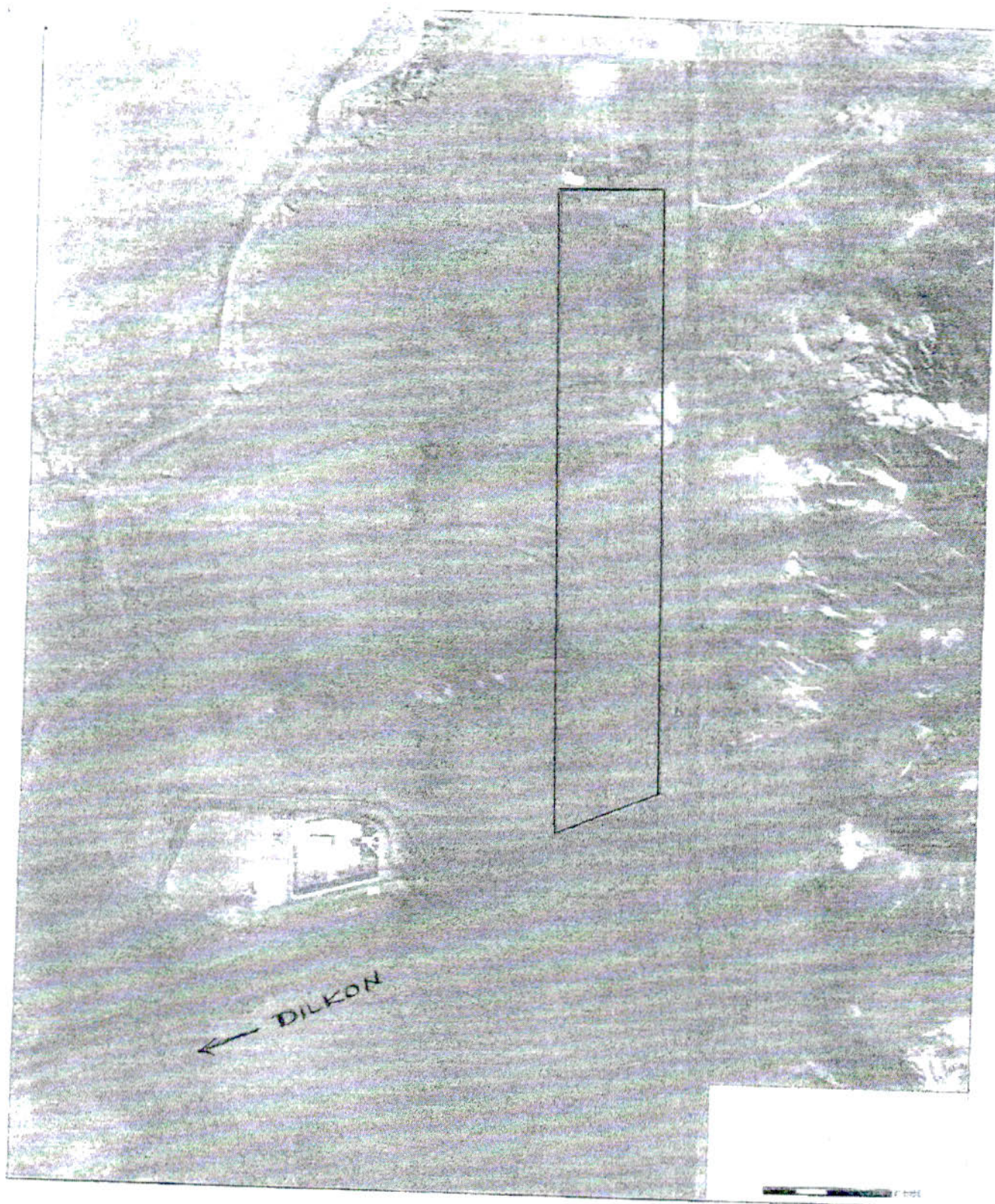
Indian Wells Commercial Site
Infrastructure Project Summary

Location: Intersection of Navajo Route 6 and Navajo Route 15.

Awarded a construction contract, in the amount of \$601,012.96, to Arviso Construction, Inc. for site preparation work. The work is being funded by DED Tourism funds and the Sales Tax funds. The Project is scheduled to be completed in 60 days, with December 15 projected as the completion date.

1. The Site Preparation Scope of Work includes:

- A. Grade and Drain work on 10 acres. Grade the current raw land and prepare it for development.
 - B. Construct 2 access road turnouts to site. One from Route 6 and one from Route 15. Grade an drain only.
2. Upon funds availability, the rest of the infrastructure can be completed, including extension of a 6 inch waterline to the site and installation of the wastewater disposal system.
3. Upon completion of the infrastructure, development of commercial projects within the 10 acre site can proceed.
4. Concurrently, a Feasibility Study and Master Plan for the entire 25 acres Commercial Site is recommended.



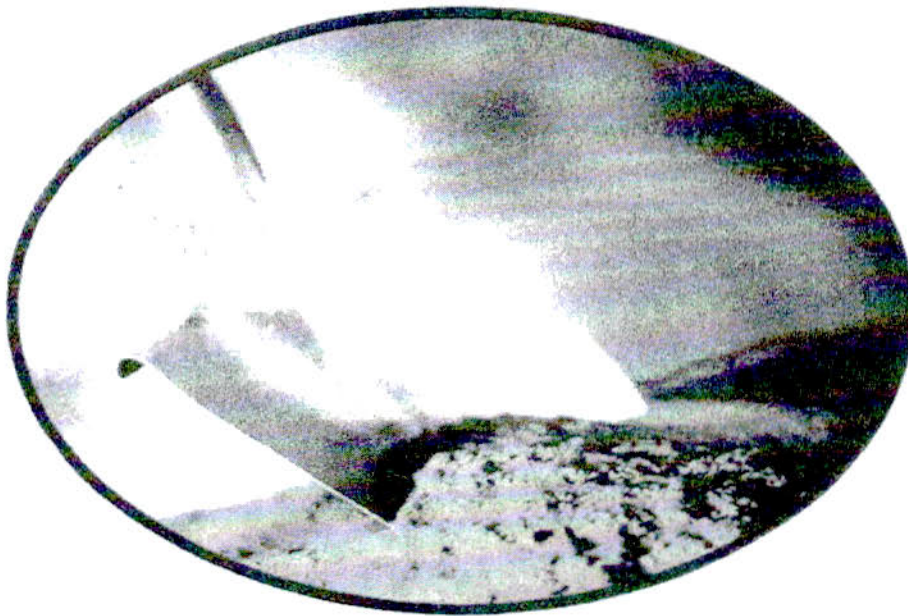
Indian Wells Future Development Site - Aerial

GROUNDBREAKING

Of Indian Wells Commercial Site

(N6 & N15 Junction)

October 19, 2019 @ 10:00 am – DST



The Program & Luncheon will resume at the
Indian Wells Chapter House

Greasewood Springs Chapter
Convenience Store



Cost Projection
Schematic Design

	Total Cost
Site	
Sitework, on site	\$ 600,000.00
Sitework, Off site utilities and drives	\$ 200,000.00
Sitework, waste water system	\$ 200,000.00
Sitework, water tank	\$ 200,000.00
Total Site Work	\$ 1,200,000.00
Building	
Concrete	\$ 150,000.00
Masonry	\$ 5,000.00
Metals	\$ 400,000.00
Carpentry	\$ 100,000.00
Thermal and Moisture Protection	\$ 150,000.00
Doors and Windows	\$ 110,000.00
Metal Studs	\$ 25,000.00
Drywall	\$ 50,000.00
Acoustic Ceilings	\$ 25,000.00
Painting	\$ 25,000.00
Flooring	\$ 40,000.00
Casework	\$ 40,000.00
Plumbing	\$ 140,000.00
Fire Protection	\$ 80,000.00
HVAC	\$ 80,000.00
Electrical	\$ 200,000.00
Specialties	\$ 20,000.00
Total Building	\$ 1,640,000.00
 Subtotal	 \$ 2,840,000.00
General Conditions	\$175,000
Overhead	\$120,000
Liability Insurance	\$ -
Fee	\$ 100,000.00
Gross Receipts Tax	\$ 130,000.00
Bond	\$ 30,000.00
Contractor Contingency	\$ 75,000.00
 Subtotal General Construction	 \$ 3,470,000.00
Soft Cost, A/E Fees, Permits, Owner	
Contingency, Administrative Costs	\$ 867,500.00
 Total Project Cost	 \$ 4,337,500.00



Dine' Cultural & Commerce Center

Winslow, Arizona

Conceptual Plan Data:

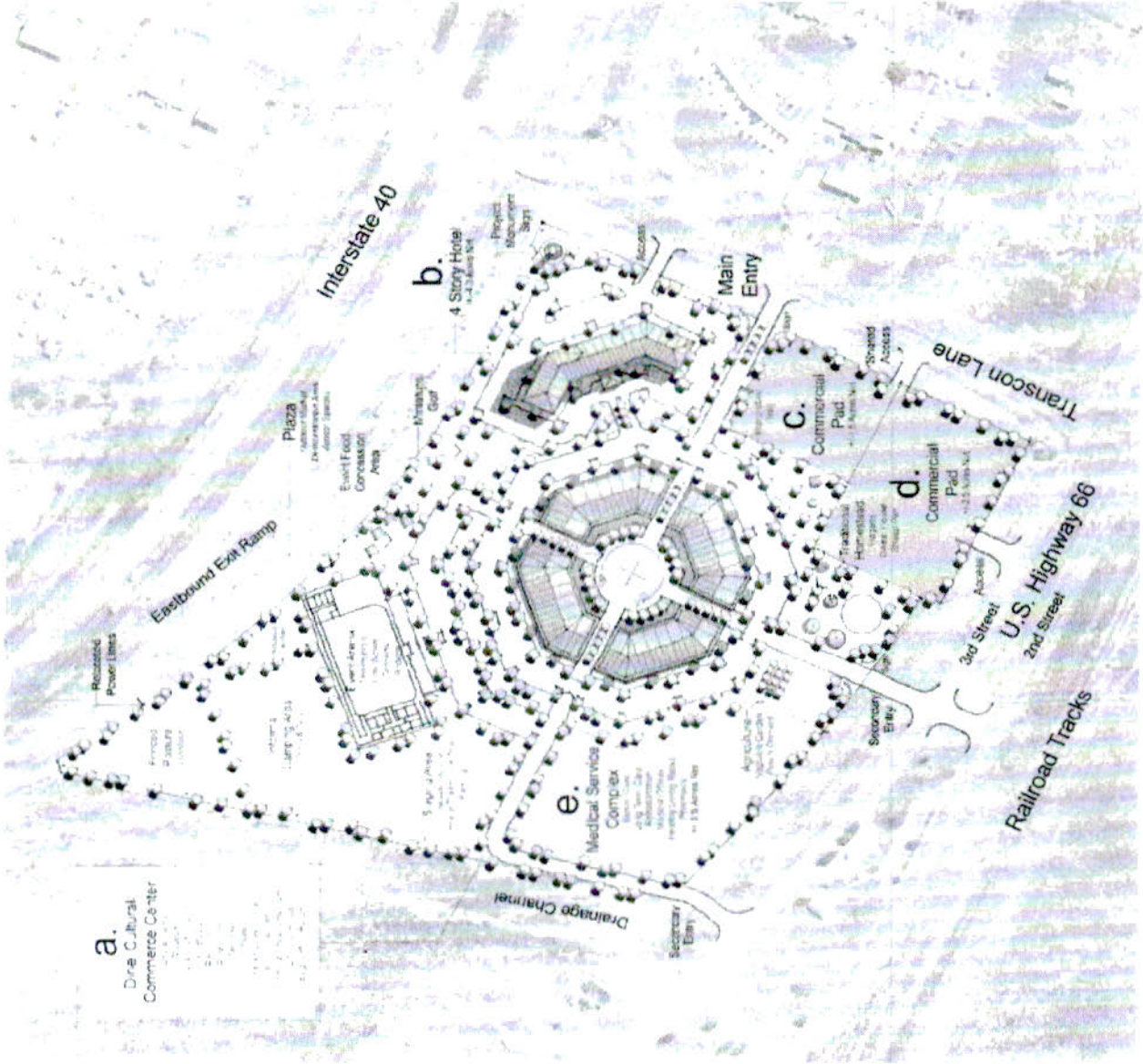
Land Owner: The Navajo Nation
Development Group: Little Colorado Community Development Corp.
Land Planner: LVA Urban Design Studio
Project Contact: Mark Roddio/Jeff Farr
Approximate Project Area: +/- 33.5 Net Acres
Property Jurisdiction: City of Winslow, Arizona
Existing Zoning: Commercial (C)
General Plan: Commercial/Native American Property

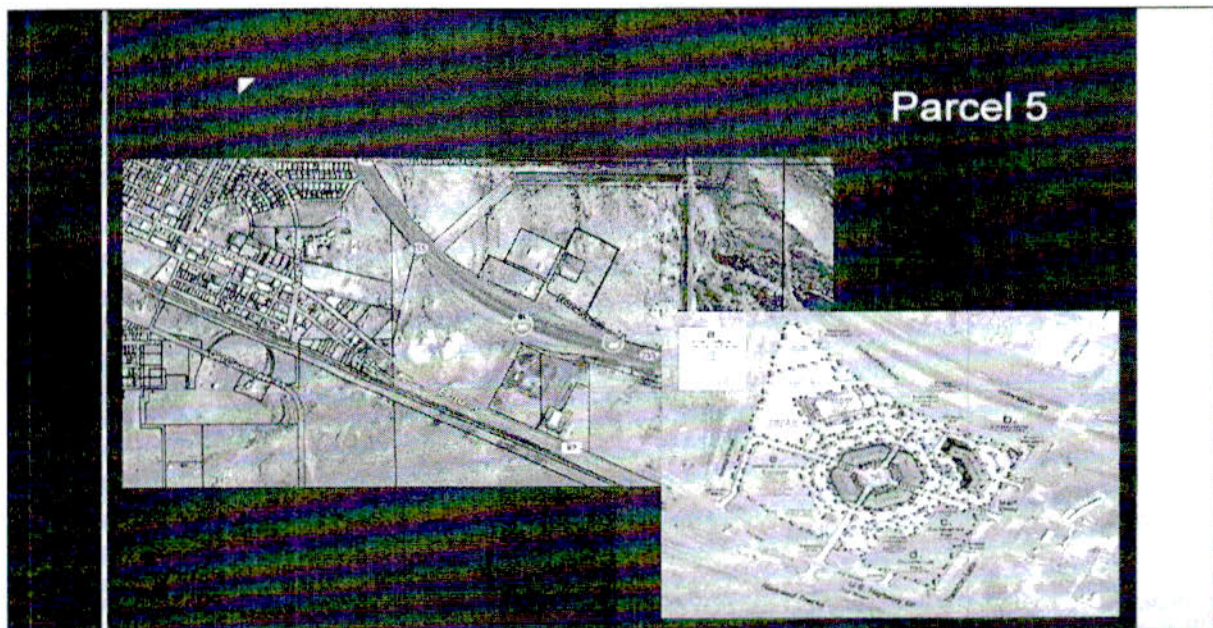
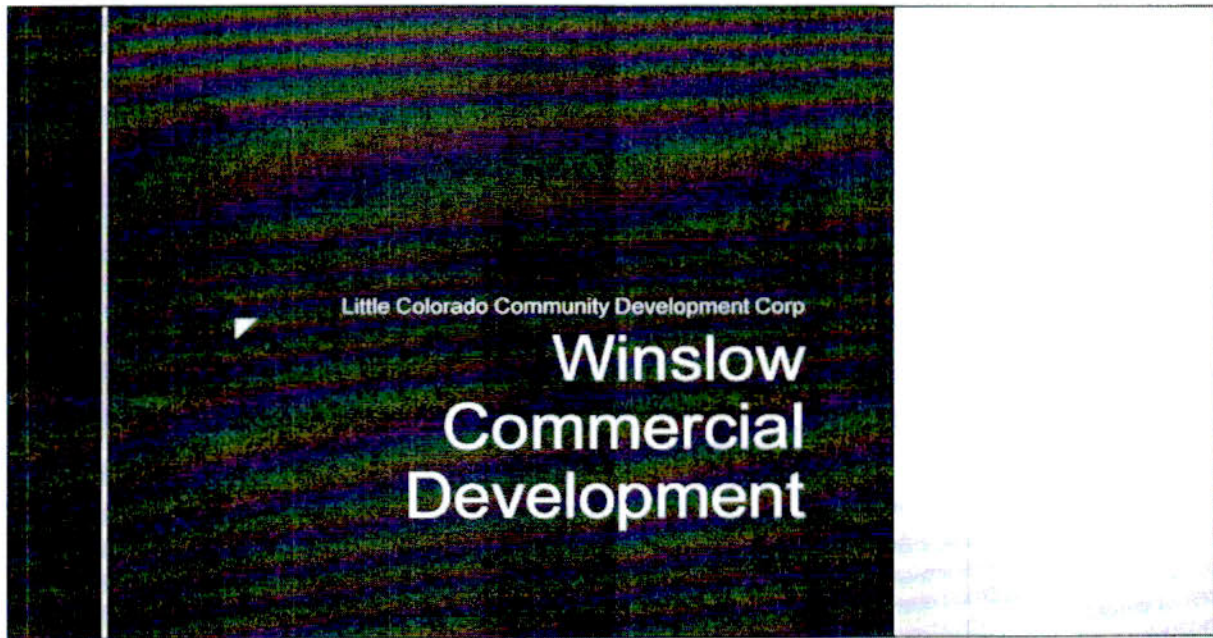
Proposed Uses:

Parcel	Use	Net Acreage
a.	Cultural/Commerce Center	+/- 21.7 Acres
b.	Hotel (+/- 126 Rooms - 4 Story)	+/- 4.3 Acres
c.	Commercial Pad	+/- 1.5 Acres
d.	Commercial Pad	+/- 2.5 Acres
e.	Medical Service Complex	+/- 3.5 Acres
Totals:		+/- 33.5 Acres

Notes:

1. All calculations are approximate.
2. This plan is conceptual in nature and subject to revision based on new survey, consultant reports, agency review and approval process & procedures.





Parcel 5 Description

- 33.5 Acre Tract between I-40 and Route 66, east of Transcon Lane
- Zoned Commercial
- Special Zoning Overlay Approved by City of Winslow in December 2017
- Access to all utilities

Economic Model

- Business model is to develop the site as a tourism and commercial center
- Hotel
- Opportunities for Native entrepreneurs and artists
- Cultural Center
- Outdoor Event Center
- Commercial Pads and Medical/Health Center

Hotel

- 90 Guest Rooms
- Comprehensive Workforce Training & Leadership Program
- Living Wage Employment
- Hospitality Industry Skills
- Approximate Cost: 9.5 Million



Cultural Center

- Conference Center, Coworking Space, Artist Residency, Café, Museum
- 10,000 Square Feet
- Approximate Cost 5.5 Million



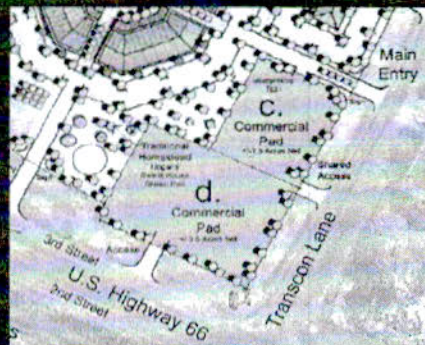
Native American Artists and Entrepreneurs



- Gallery Space
- Outdoor Vending
- Office Space
- Entrepreneurship Training
- Outdoor Event Center, Rodeo Events, Horsemanship, Livestock

Commercial Pads

- 2 Commercial Pads for Lease
- Approximate Cost 1.5 Million
- 5000 Square Foot Medical Building
- Approximate Cost 3.5 Million



Financial Model

- Navajo Nation Deeds Parcel 5 to LCCDC
- LCCDC becomes Project Owner with Land Value to Invest
- Sets the Foundation to Attract Outside Investment Funds
- Total Approximate Project Cost \$23,395,000
- Possible Investment Via New Markets Tax Credits & Impact Investment in Social Enterprise



Next Steps

- Resources and Development Committee Approve Gift Deed and Issue Directive to Navajo Nation Land Department
- Process Completed by NNLD

Approximate Project Costs

Hotel	9.5 M
Infrastructure	1.5 M
Cultural Center	5.5 M
Commercial Pads	1.5 M
Medical Building	3.5 M
Outdoor Event Area	1.2 M

Other	
Architect	250K
Engineering	50K
Legal	20K
Accounting	20K
Escrow/Title	5K
Training	35K
Consulting	65K
Marketing	50K
Development Fees	200K
Total Other	695K

Total Approximate Project Cost: \$ 23,395,000



CAP-19-16

RESOLUTION OF THE
NAVAJO NATION COUNCIL

23RD NAVAJO NATION COUNCIL -- Second Year, 2016

AN ACTION

RELATING TO BUDGET AND FINANCE AND NAABIK'ÍYÁTI' COMMITTEES, AND
THE NAVAJO NATION COUNCIL; APPROVING THE NAVAJO NATION PERMANENT
FUND INCOME FIVE YEAR EXPENDITURE PLAN AND WAIVING 12 N.N.C.
\$1162(B) FOR A LIMITED TIME PERIOD

BE IT ENACTED.

Section One. Authority

- A. The Navajo Nation Council is the governing body of the Navajo Nation, pursuant to 2 N.N.C. § 102 (A).
- B. The Naabik'íyáti' Committee of the Navajo Nation Council, pursuant to 2 N.N.C. §164(A)(9), reviews proposed legislation which requires final action by the Navajo Nation Council.
- C. The Budget and Finance Committee is empowered to review and recommend to the Navajo Nation Council the budgeting, appropriation, investment, and management of all funds. 2 N.N.C. §300(B)(2).
- D. Pursuant to 2 N.N.C. §300(C)(3), the Budget and Finance Committee of the Navajo Nation Council shall exercise oversight authority, including but not limited to, budget, finance, investment, bonds, contracting, insurance, audits, accounting, taxes, loans, chapter budget and finance for the purpose of recommending to the Navajo Nation Council the adoption of resolution designed to strengthen the fiscal and financial position of the Navajo Nation and to promote the efficient use of the fiscal and financial resources of the Navajo Nation.

Section Two. Findings

- A. The Navajo Nation Permanent fund, established in 1985, made available certain funds after a 20 year period and such funds have been available for use since 2005;

however, the fund income of the Navajo Nation Permanent fund continues to be reinvested in the Permanent Fund.

- B. The Navajo Nation Permanent Fund was established for the purpose of creating reserves for future generations after finding that the Navajo Nation's General Reserve Fund had been declining. See CJY-53-85, Whereas Clause Two and Six.
- C. The Navajo Nation Permanent Fund defines fund income as consisting of all earnings generated by the principal of the Fund. 12 N.N.C. §903(B).
- D. The Navajo Nation Permanent Fund sets out the procedures for expenditure of fund income by stating "[n]o Fund income shall be expended, except as set forth in §§903 and 909 of this Chapter, for a period of 20 years from date of the first Navajo Nation contribution to the Fund. Thereafter, ninety-five percent (95%) of the Fund income may be expended in accordance with a plan for its use covering at least a five-year period adopted by resolution of the Navajo Nation Council provided that the expenditure of income in any fiscal year shall not exceed the income earned during that year. The remaining five percent (5%) of the Fund income shall be reinvested in the Permanent Fund." 12 N.N.C. §905.
- E. As stated above, the permanent fund income has been available for use since 2005 and a prospective plan for the use of the permanent fund income covering a 5-year period, attached as Exhibit A, includes major waterline projects throughout the Navajo Nation and economic development projects in regional centers across the Navajo Nation and is generally described as:
 - 1. Navajo Nation Waterline Projects, Total: \$68,250,000, detailed in Exhibit B;
 - 2. Regional Economic Development Projects, Total: \$81,750,000, detailed in Exhibit C;
- F. The Navajo Nation Local Governance Trust Fund is established with an appropriation that "Beginning in Fiscal Year 2007, the Fund shall annually receive fifty-percent (50%) of the income available from the Navajo Nation

Permanent Fund pursuant to 12 N.N.C. §905; However to accomplish the essential Navajo Nation waterline and regional economic development projects it is necessary to lessen the appropriation to the Local Governance Trust Fund for the five year period of the expenditure plan. See 12 N.N.C. §1162 regarding annual appropriation and Exhibit A for Fund appropriation over the five year period.

- G. The Navajo Nation finds it in the best interest of the Nation to approve the Permanent Fund Income Five Year Expenditure Plan.

Section Three. Waiving 12 N.N.C. §1162(B)

The Navajo Nation hereby waives 12 N.N.C. §1162(B) for the period of the Permanent Income Five Year Expenditure Plan and approves the reduced annual appropriation to the Navajo Nation Local Governance Trust Fund to Confirm with the Permanent Income Five Year Expenditure Plan.

Section Four. Recommending and Approving

The Navajo Nation hereby recommends and approves the expenditure of the permanent fund income pursuant to the Permanent Income Five Year Expenditure Plan described as:

A. Navajo Nation Waterline Projects, Total: \$68,250,000;

B. Regional Economic Development Projects, Total:
\$81,750,000

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 18 in favor and 4 opposed, this 19th day of April 2016.



LoRenzo Bates, Speaker
Navajo Nation Council

April 27, 2016
Date

Motion: Honorable Jonathan Perry
Second: Honorable Amber Kanazbah Crotty

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 7th day of May 2016.



Russell Begaye, President
Navajo Nation

2. I hereby veto the foregoing legislation, pursuant to 2 N.N.C. §1005 (C) (11), this _____ day of _____ 2016 for the 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 _____, 2016.

Russell Begaye, President
Navajo Nation

PTF – 5 Year Plan = \$150m Over 5 Years

\$30m	\$30.939m	\$30.5m	\$30.5m
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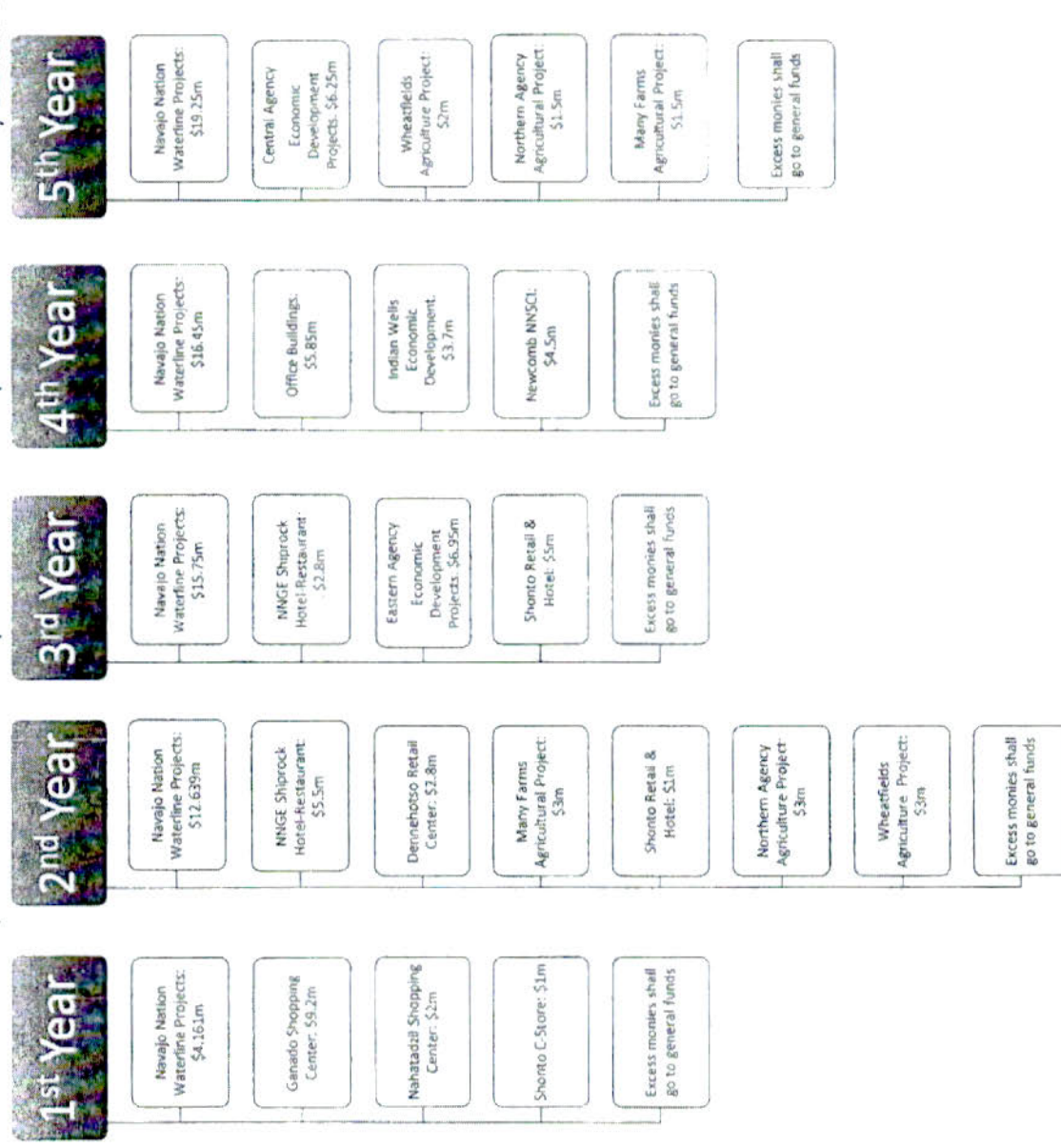
Exhibit A

New Modification

\$150 m

\$68.25m

\$81.75m



JONATHAN NEZ
NAVAJO NATION PRESIDENT

MYRON LIZER
NAVAJO NATION VICE-PRESIDENT

SETH DAMON
NAVAJO NATION COUNCIL SPEAKER

ELMER P. BEGAY
CHAPTER COUNCIL DELEGATE

THE INDIAN WELLS CHAPTER OF THE NAVAJO NATION



BENSON STEWART
PRESIDENT

HANK HASKIE
VICE-PRESIDENT

NORA A. JOHN
CHAPTER SECRETARY/TREASURER

JENNIFER RUSKIN
CHAPTER GRAZING OFFICIAL

RESOLUTION OF THE INDIAN WELLS CHAPTER

SUPPORTING AND APPROVING A REQUEST FOR THE 24TH NAVAJO NATION COUNCIL TO RESCIND THE 23RD NAVAJO NATION COUNCIL RESOLUTION CD-85-18 RESTORING AN ORIGINAL FUNDING AMOUNT OF \$3,700,000 TO THE INDIAN WELLS 10 ACRE COMMERCIAL SITE PROJECT.

RESOLUTION # IWC-19-150

WHEREAS:

1. The Indian Wells Chapter is a recognized Chapter of the Navajo Nation government, vested with certain authority and responsibilities to consider and take action on matters of local concern that are in the best interest of the health, safety and welfare of the Chapter membership and residence, and;
2. Pursuant to 26 N.N.C., Navajo Nation Local Governance Act, the Navajo Nation Council delegates to Chapters governmental authority with respect to local matters, consistent with Navajo law, including customs and traditions, to make decisions over local matters, and to govern with responsibility and accountability to the local citizens, and;
3. Pursuant to Navajo Nation Council resolution CAP-19-16, the Navajo Nation Council allocated \$3.7 million to the Indian Wells Economic Development for the 4th year of the five-year plan from the Navajo Nation Permanent Fund Income Five Year Expenditure Plan, and;
4. The Navajo Nation Council Resolution number CD-85-18 reduced the Indian Wells Economic Development project funds from \$3.7 million to \$1 million, reallocating \$2.7 to other projects, and;
5. The Indian Wells Chapter advocates for the continued economic development preparation as initially planned by the Community.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Indian Wells Chapter and its community membership supports and approves a request for the 24th Navajo Nation Council to Rescind the 23rd Navajo Nation Council Resolution CD-85-18 restoring an original funding amount of \$3,700,000 to the Indian Wells 10 Acre Commercial Site Project.

CERTIFICATION

We hereby certify that the foregoing resolution was considered at a duly called chapter meeting at Indian Wells, Navajo Nation (Arizona), where a quorum was present and that same passed by a vote of __17__ in favor, __0__ opposed and __3__ abstained __11th__ day of July, 2019.

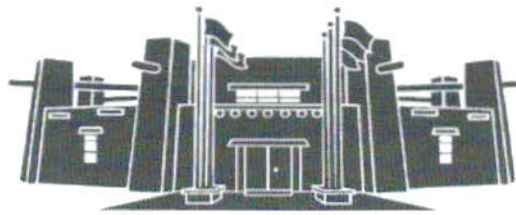
Motion: Alfred Clark

Second: Hazel Attakai

Presiding Chairperson:

A handwritten signature in cursive script, appearing to read "Benson Stewart", is written over a horizontal line.

Benson Stewart, President
Indian Wells Chapter



MEMORANDUM

TO: Honorable Elmer Begay
Dilcon, Indian Wells, Teesto, Whitecone, Greasewood Springs Chapters

FROM: Mariana Kahn
Mariana Kahn, Attorney
Office of Legislative Counsel

DATE: September 12, 2019

SUBJECT: A PROPOSED NAVAJO NATION COUNCIL RESOLUTION; AN ACTION RELATING TO BUDGET AND FINANCE AND NAABIK'ÍYÁTI' COMMITTEES, AND THE NAVAJO NATION COUNCIL; RESCINDING CD-85-18 WHICH AMENDED THE NAVAJO NATION PERMANENT FUND INCOME FIVE YEAR EXPENDITURE PLAN, CAP-19-16, REGARDING FOURTH YEAR FUNDING FOR FORT DEFIANCE AGENCY PROJECTS

As requested, I have prepared the above-referenced proposed resolution and associated legislative summary sheet pursuant to your request for legislative drafting. Based on existing law and review of documents submitted, the resolution as drafted is legally sufficient. As with any action of government however, it can be subject to review by the courts in the event of proper challenge.

The Office of Legislative Counsel confirms the appropriate standing committee(s) based on the standing committees powers outlined in 2 N.N.C. §§301, 401, 501, 601 and 701. Nevertheless, "the Speaker of the Navajo Nation Council shall introduce [the proposed resolution] into the legislative process by assigning it to the respective oversight committee(s) of the Navajo Nation Council having authority over the matters for proper consideration." 2 N.N.C. §164(A)(5).

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: 0270-19 _____

SPONSOR: Elmer Begay/Edison Wauneka

TITLE: An Action Relating To Budget And Finance And Naabik'iyáti' Committees, And The Navajo Nation Council; Rescinding CD-85-18 Which Amended The Navajo Nation Permanent Fund Income Five Year Expenditure Plan, CAP-19-16, Regarding Fourth Year Funding For Fort Defiance Agency Projects

Date posted: September 16, 2019 at 4:53pm

Digital comments may be e-mailed to comments@navajo-nsn.gov

Written comments may be mailed to:

Executive Director
Office of Legislative Services
P.O. Box 3390
Window Rock, AZ 86515
(928) 871-7590

Comments may be made in the form of chapter resolutions, letters, position papers, etc. Please include your name, position title, address for written comments; a valid e-mail address is required. Anonymous comments will not be included in the Legislation packet.

Please note: This digital copy is being provided for the benefit of the Navajo Nation chapters and public use. Any political use is prohibited. All written comments received become the property of the Navajo Nation and will be forwarded to the assigned Navajo Nation Council standing committee(s) and/or the Navajo Nation Council for review. Any tampering with public records are punishable by Navajo Nation law pursuant to 17 N.N.C. §374 *et. seq.*

**THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW SUMMARY**

LEGISLATION NO.: 0270-19

SPONSOR: Honorable Elmer Begay

TITLE: An Action Relating to Budget and Finance and Naabik'iyáti' Committees, and the Navajo Nation Council; Rescinding CD-85-18 which amended the Navajo Nation Permanent Fund Income Five Year Expenditure Plan, CAP-19-16, regarding Fourth Year Funding for Fort Defiance Agency Projects

Posted: September 16, 2019 at 4:53 PM

5 DAY Comment Period Ended: September 21, 2019

Digital Comments received:

Comments Supporting	<i>None</i>
Comments Opposing	<i>None</i>
Inconclusive Comments	<i>None</i>



**Legislative Tracking Secretary
Office of Legislative Services**

9/22/19 12:00 PM

Date/Time

**THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW SUMMARY**

LEGISLATION NO.: 0270-19

SPONSOR: Honorable Elmer Begay

TITLE: An Action Relating to Budget and Finance and Naabik'iyáti' Committees, and the Navajo Nation Council; Rescinding CD-85-18 which amended the Navajo Nation Permanent Fund Income Five Year Expenditure Plan, CAP-19-16, regarding Fourth Year Funding for Fort Defiance Agency Projects

Posted: September 16, 2019 at 4:53 PM

5 DAY Comment Period Ended: September 21, 2019

Digital Comments received:

Comments Supporting	1) Greasewood Springs Chapter
Comments Opposing	1) Winslow Dineh Resident (WDR) & Little Colorado Community Development corporation (LCCDC)
Inconclusive Comments	<i>None</i>



**Legislative Tracking Secretary
Office of Legislative Services**

9/23/19 3:48 PM

Date/Time



Greasewood Springs Chapter

Diwozhii Bii' To doo' Bi'Naha'ta'

Calvin F. Lee, President
Emery Lester, Vice-President
Omercita Begay, Secretary/Treasurer

Bill Spencer., Grazing Committee Member
Elmer P. Begay, Council Delegate

GSC08-19- _____

RESOLUTION OF THE GREASEWOOD SPRINGS CHAPTER

Exacting the Honorable Council Delegate, Mr. Elmer Begay, to support and keep the \$1.5 Million appropriated for the Greasewood Springs Economic Development Convenience Store via Navajo Nation Council Resolution CD-85-18 and CAP-19-16 as amended.

WHEREAS:

1. The Navajo Nation (NN) Council, by Resolution No. CAP-34-98, hereby approved the Navajo Nation Local Governance Act, codified in Title 26 of the Navajo Nation Code (26 N.N.C); delegating to Greasewood Springs Chapter at 26 N.N.C.§§ 1.B.1 governmental authority with respect to local matters consistent with Navajo law, including custom and tradition.
2. 26 N.N.C.§§ 1.B.1.2 authorizes the Greasewood Springs Chapter: to make decisions over local matters; to improve community decision making; to allow the community to excel and flourish; to enable Navajo leaders to lead toward a prosperous future and improve the strength and sovereignty of the Navajo Nation; and to govern with responsibility and accountability to the local citizens.
3. The Greasewood Springs Chapter with Resolution GSC-08-16-0653 & GSC-07-14-0461 withdrew community lands with proper consent for Economic Development and through Contract AIA B104-2007 retained JW2 Architects to complete a Master Plan that includes a gas station, food market, laundromat, transit bus stop, picnic area, and available spaces for vendors; herein attached as Exhibit 1.
4. The Greasewood Springs Chapter with Resolution GSC-08-18-0869 reaffirmed an Economic Development Zone of 32.8972 acres: surveyed by Northland Exploration Surveys on 02/10/2017; biologically surveyed & cleared by NN Fish & Wildlife on 08/09/2018 (NNDFW Review No. 18GSC-01); formally withdrawn & approved by the NN Land Department on 08/23/2018; geotechnically evaluated & cleared on 04/16/2017 by GeoTech Environ Inspections Material; and archeologically cleared & approved by the Bureau of Indian Affairs on 01/24/18, herein attached at Exhibit 2.
5. The Greasewood Springs Chapter has acquired \$833,333.33 with the Capital Projects Management Department (CPMD) in NN Sihasin Funding and further the NN Office of Management and Budget has issued Account #C01770.

NOW THEREFORE IT BE RESOLVED THAT:

Given the great strides and progress made, as highlighted in Exhibits 1 & 2, the Greasewood Springs Chapter exacts the Honorable Council Delegate, Mr. Elmer Begay, to support and keep the \$1.5 Million appropriated for the Greasewood Springs Economic Development Convenience Store via NN Council Resolution CD-85-18 and CAP-19-16 as amended.

CERTIFICATION

We, hereby certify that the foregoing was duly considered at a regular chapter meeting in Greasewood Springs (Navajo Nation) Arizona, Chapter at which a quorum of community membership was present where the same passed with a vote of; 27 in favor, 0 in opposed and 2 in abstained on this 25rd day of August in the year 2019

Motioned By: Patricia Lewis
Seconded By: Hermit Hill

Calvin F. Lee
Calvin F. Lee, President



THE NAVAJO NATION
GREASEWOOD SPRING CHAPTER

P.O. Box 1260 * Ganado, Arizona * 86505
Telephone: (928) 654-3239 * Fax: (928) 654-3232
Email: greasewoodsprings@navajochapters.org

AUG 26 2019 PM 9:13

President: Calvin F. Lee * Vice-President: Emery Lester * Secretary/Treasurer: Omercita Begay
Council Delegate: Elmer P. Begay * Grazing Official: Bill Spencer

Special Chapter Meeting
Sign-In Sheet:

DATE: August 26, 2019

President: [Signature]

Vice-President: [Signature]

Secretary/Treasurer: [Signature]

Grazing Officer: [Signature]

Council Delegate:

Chapter Manager:

1. Chad Brockman

2. Alberto Begay

3. Esther C. Hill

4. Sophia Hill

5. Julia Benally (C)

6. Julius Begay

7. Jason Roan

8. Clarissa Yazze

9. Jason Roan

10. Althea Mike

11. Minnie Mike

12. Shirley William

13. Yulea Begay

14. Rose S. Joe

15. Tammy

16. Patricia Lewis

17. Patricia Hill

Tos Mike Christy Yazze

18. [Signature]

19. Julius M. Joe

20. [Signature]

21. Dianne Hill

22. Laura Furtan

23. Linda Yazze

24. [Signature]

25. Josephine Chue

26. Joe C. Begay

27. Rose M. Begay

28. Minnie M. Jones

29. Barbara Yazze

30. Betty Lutz

31. July & Madeline Joseph

32. Alta Roan

33. Jarvis Roan

34. Billy J. Yazze

35. Sadun T. Yazze

36. Elycia Wikos

37. Rita Pahr

38. Chipton Kunko

39. Allen Ben

40. Julia Ben

41. L. Irene Arnsper

Is. Liron Ben



THE NAVAJO NATION
GREASEWOOD SPRING CHAPTER

AUG 26 2019 PM 9:13

P.O. Box 1260 * Ganado, Arizona * 86505
Telephone: (928) 654-3239 * Fax: (928) 654-3232
Email: greasewoodsprings@navajochapters.org

President: Calvin F. Lee * Vice-President: Emery Lester * Secretary/Treasurer: Omercita Begay
Council Delegate: Elmer P. Begay * Grazing Official: Bill Spencer

MINUTES
SPECIAL CHAPTER MEETING
August 26, 2019

I. CALL MEETING TO ORDER @ 6:54 PM - Calvin F. Lee, Chapter President

II. INVOCATION - Kermit Hill, Community Member

III. ADOPTION OF AGENDA - Calvin F. Lee, Chapter President

Motion By: Nellie Woodyty Second By: Patricia Lewis
For: 29 Oppose: 0 Abstain: 02

Nellie Woodyty, request to seek funding for the Antelope Trail Power Line Extension recipients. Change wording at the footer of agenda from Regular to Special.

Change time for Planning Meeting from 9 am to 5 pm.

IV. ACCEPTANCE OF July 21, 2019 MEETING MINUTES - Omercita Begay, Chapter Secretary/Treasurer

Motion By: Kermit Hill Second By: Clarissa Yazzie
For: 25 Oppose: 0 Abstain: 08

V. FINANCIAL REPORT - Omercita Begay, Chapter Secretary/Treasurer

Motion By: Kermit Hill Second By: Patricia Lewis
For: 31 Oppose: 0 Abstain: 05

Bill Spencer, Grazing Official, inquired about financial report. Does this include the deposits? What are the numbers for PEP, does this fund replenished?

Jarvis Roan, why do the same people get hired for PEP? Do you play favoritism?

Omercita Begay, Chapter Secretary/Treasurer, informed Bill Spencer that the financial report is for the totals on July 31, 2019.

Billy J. Yazzie, Administrative Assistant, explained the chapter has only two (2) PEP positions: Front Desk Clerk & Maintenance Man. The funds for these positions is enough to the end of the Fiscal Year and will get replenished for the next fiscal year.

VI. NEW BUSINESS

- A. Resolution GSC08-19-0944 Resolution to Tsehootsooi Medical Center to Request for Donation toward Purchase of Fitness Equipment. (Language Subject to Change)

Motion By: Rose Joe Second By: Alvera Ben
For: 36 Oppose: 0 Abstain: 02

Omercita Begay, Chapter Secretary/Treasurer, gave a brief explanation

Nellie Woodty, request motion to combine Agenda items.

Julia Ben, does not agree.

- B. Resolution GSC08-19-0945 Resolution to Navajo/Hopi Land Commission to Request Assistance for Water Line for the Following Individuals: Jane Charley, Arlinda Gorman (resided by Rosabelle Nez), Marian Cepi & Wilmer Begay. (Language Subject to Change)

Motion By: Clarissa Yazzie Second By: Alta Roan
For: 35 Oppose: 0 Abstain: 02

Helen Begay, do they have JUA homes?

Omercita Begay, Chapter Secretary/Treasurer, yes. That's why this resolution is to support our community members and ask the Navajo/Hopi Land Commissioners to assist them.

- C. Resolution GSC08-19-0946 Resolution to Request for the Approval for the Realignment of N9003 at the Pueblo Colorado Wash Approximately 60 feet North. (Language Subject to Change)

Motion By: Kermit Hill Second By: Clarissa Yazzie
For: 42 Oppose: 0 Abstain: 03

Omercita Begay, Chapter Secretary/Treasurer, explained that the current crossing will remain and the bridge design will move to the North 60 feet to leave access for residence to cross while it is being constructed.

Bill Spencer, Grazing Official, gave an explanation of this item, stating that it is ONLY for the permit holders that have actual grazing animals. This is just a supporting resolution.

- D. Resolution GSC08-19-0947 Resolution to the Road Departments to Utilize Chapter Equipment to Fix two (2) Problem Areas Near John Abe's Bathtub. (Language Subject to Change)

Motion By: Kermit Hill Second By: Alvera Ben
For: 35 Oppose: 0 Abstain: 02

Bill Spencer, Grazing Official, gave an explanation as to why he is requesting to have the road repaired at these two (2) areas. That is why I am requesting you to address this issue using the chapter equipment.

- E. Resolution GSC08-19-0948 Resolution to Support Resolution FDAVC-19-001 of the Fort Defiance Agency Navajo Voters Coalition. (Language Subject to Change)

Motion By: Billy J. Yazzie Second By: Julia Ben

For: 34 Oppose: 0 Abstain: 03

Presented by Lenora Fulton, Coconino County Supervisor.

Alvera Ben, thanked Lenora for her presentation, on behalf of our community.

- F. Resolution GSC08-19-0949 Resolution to Request Right of Way (ROW) Clearances for all Windmills and Earthen Dams in Greasewood Springs, Arizona. (Language subject to Change)

Motion By: Kermit Hill Second By: Raymond Joe

For: 34 Oppose: 0 Abstain: 02

Bill Spencer, Grazing Official, requesting for community support. At the start of a project we are asked to present supporting documentation and that delays the process. I am requesting to get the ROW clearances for future use of redevelopment of earthen dams and windmills for our community.

- G. Resolution GSC08-19-0950 Resolution to Expedite the Drought Insurance Funds for the Greasewood Springs Chapter.

Motion By: Patricia Lewis Second By: Kermit Hill

For: 32 Oppose: 01 Abstain: 05

Bill Spencer, Grazing Official, during the planning meeting a lot of people were asking about the funding allocation for the Drought Insurance, they filed for reimbursement and have not seen any action yet. The people are request to move it forward. Even our own Council delegate is not supporting the process. We need to get these reimbursements as soon as possible.

Alvera Ben, questioned about what this is about. Who qualified, what is being given out, what are you talking about?

Bill Spencer, Grazing Official, explained that this is under the USDA Forage Insurance and Agriculture Department to get reimbursement for drought conditions on the Navajo Reservation. The only people qualified for this program are the ones that live a way off the highway, not the ones that live by the roadside.

- H. Resolution GSC08-19-0951 Resolution to Approve Employment Contract for Ronald M. Jones, Chapter Administrator for 1 year from August 08, 2019 to August 08-2020 in the Amount of \$46,800.00.

Motion By: Kermit Hill Second By: Patricia Lewis
For: 27 Oppose: 0 Abstain: 06

Ronald M. Jones, Chapter Administrator, introduced himself and explained the contract.

- I. Resolution GSC08-19-0952 Resolution to Wells Fargo Bank to ADD Ronald M. Jones, Manager/Administrator as Bank Signatory Authority for Checking Account No. XXX-XXX1563 and Savings Account No. XXXXXX0564.

Motion By: Patricia Lewis Second By: Julia Benally
For: 21 Oppose: 03 Abstain: 02

- J. Resolution GSC08-19-0953 Exacting the Honorable Council Delegate, Mr. Elmer P. Begay, to support and keep the \$1.5 Million Appropriated for the Greasewood Springs Economic Development Convenience Store via Navajo Nation Council Resolution CD-85-18 and CAP-19-16 as Amended.

Motion By: Patricia Lewis Second By: Kermit Hill
For: 27 Oppose: 0 Abstain: 02

VII. REPORTS

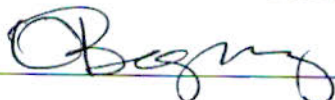
VIII. ANNOUNCEMENTS

- A. Chapter Planning Meeting (Subject to change due to community emergency & other directives): Tentatively set for September 01, 2019 @ ~~9-am~~ 5 pm.

IX. ADJOURNMENT

All in favor say "YaaY"

Meeting Adjourned @ 9:01 pm.

Submitted by: 

Date: August 26, 2019

September 20, 2019

To: The Budget and Finance, The Naabik'iyati' Committees and The 24th Navajo Nation Council

From: Merle Begay, Winslow Dineh Resident (WDR), President; Alvin Thompson, WDR. Vice-President, Freida Thompson, Secretary, (WDR and Little Colorado Community Development Corporation (LCCDC), Anna Miner, WDR and LCCDC member and Dr. Lula M. Stago,

Re: A comment in opposition to the contents in The Legislative Summary Sheet – Tracking No. 0270-19; to rescind CD-85-18.

The reservation border town community of Winslow has a group comprised of the Dineh living here. We have formed an organization called "Winslow Dineh Residents (WDR)" which was formed 8 years ago and as time went on felt the need to form a 501-C3 Non-profit to benefit the Dineh. WDR initially was formed out of the dire needs of the Dineh people whom are a majority of Winslow's native population. The organizers have tirelessly volunteered their time to pioneer the work taking root and milestones/bench marks are being set in place.

We realize the importance of working cohesively with other entities within the local jurisdiction; Navajo Nation, Winslow City, Navajo County. Federal Government (USDA), AZ State to benefit the needs of our people. The Navajo Nation CD-85-18 would benefit us greatly and we are most appreciative of this funding. To rescind it would greatly and negatively impact us and The Navajo Nation to prosper.

The Navajo Nation has 9 parcels of Land here within the city ready to be developed; each zoned differently. Parcel 5 is commercially zoned and is our number one project and is now shovel ready. Again, the Winslow Dineh have from the get-go envisioned opportunities to develop these lands for economic development. Winslow city's location is prime for these developments to benefit the border town relocated people and the Navajo Nation. The LCCDC vision states Self-Reliance and Self-Sufficiency to achieve these goals in light of challenges facing us.

Winslow city also have the Relocateses whom were forcibly removed off their lands. The negative consequences of this relocation is endless, currently effecting through the 3rd generation.

Currently, we are in the process of seeking MATCHING FUNDS at the AZ State Level to leverage the 1.2 million in the CD-85-18.

We have enclosed our proposal which will explain more in depth, Winslow Dineh and LCCDC goals and objectives.

We encourage the Navajo Nation Standing Committee; Budget and Finance and The Naabik'yaati Committee and The 24th Navajo Nation Council **TO OPPOSE** passage of TRACKING NO. 0270-19 Legislation. Your efforts and support are very much appreciated in advance.

Sincerely:

Merle Begay

Alvin Thompson

Freida Thompson

Anna Miner

Comments:



To:

EXECUTIVE DIRECTOR
OFFICE OF LEGISLATIVE SERVICES
P.O. BOX 3390
WINDOW ROCK, AZ 86515
(928) 871-7590

FROM:

Winslow Dineh Residents
(WDR) and The Little Colorado
Community Development
Corporation (LCCDC)

September 20, 2019

To: The Budget and Finance, The Naabik'iyati' Committees and The 24th Navajo Nation Council

From: Merle Begay, Winslow Dineh Resident (WDR), President; Alvin Thompson, WDR. Vice-President, Freida Thompson, Secretary, (WDR and Little Colorado Community Development Corporation (LCCDC), Anna Miner, Dr. Lula M. Stago, WDR and LCCDC members.

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Sincerely:

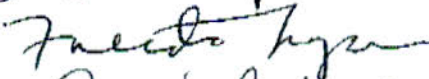
Merle Begay



Alvin Thompson



Freida Thompson



Anna Miner

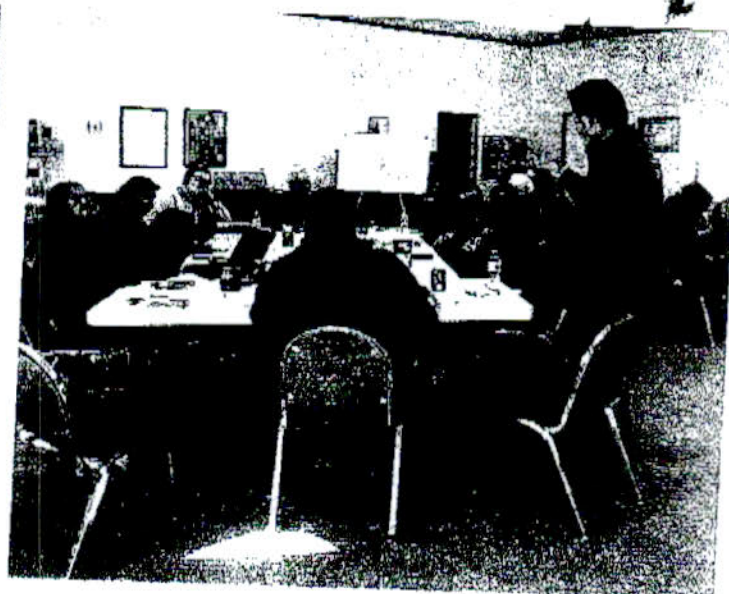


Dr. Lula M. Stago



Little Colorado
Community
Development
Corporation

Dine Culture and Commerce
Center



Cultural center and museum dedicated to telling the story of the Dine people in Winslow, Ariz.

Artist residency programs, galleries, and local fine arts market.

coworking space, office space, and rentals for new and small businesses.

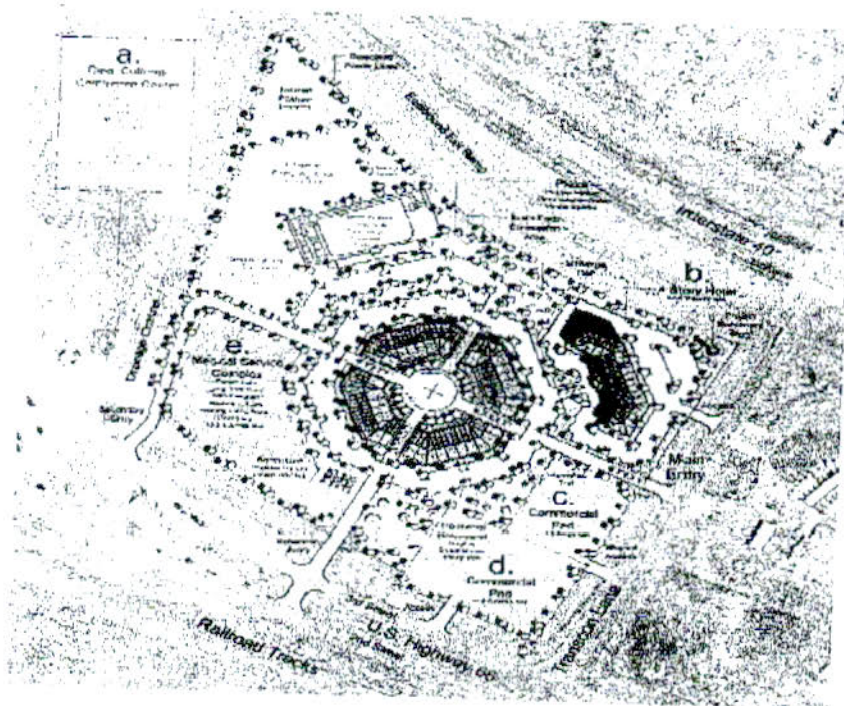
Outdoor venues for events, arts and crafts vendors, and livestock sales

120 room hotel with mini-golf course

Walking trail featuring agricultural exhibits, local plants, and gardens.

Medical office complex, long term care facility, rehabilitation, fresh foods grocer, yoga and fitness center

Two commercial pads

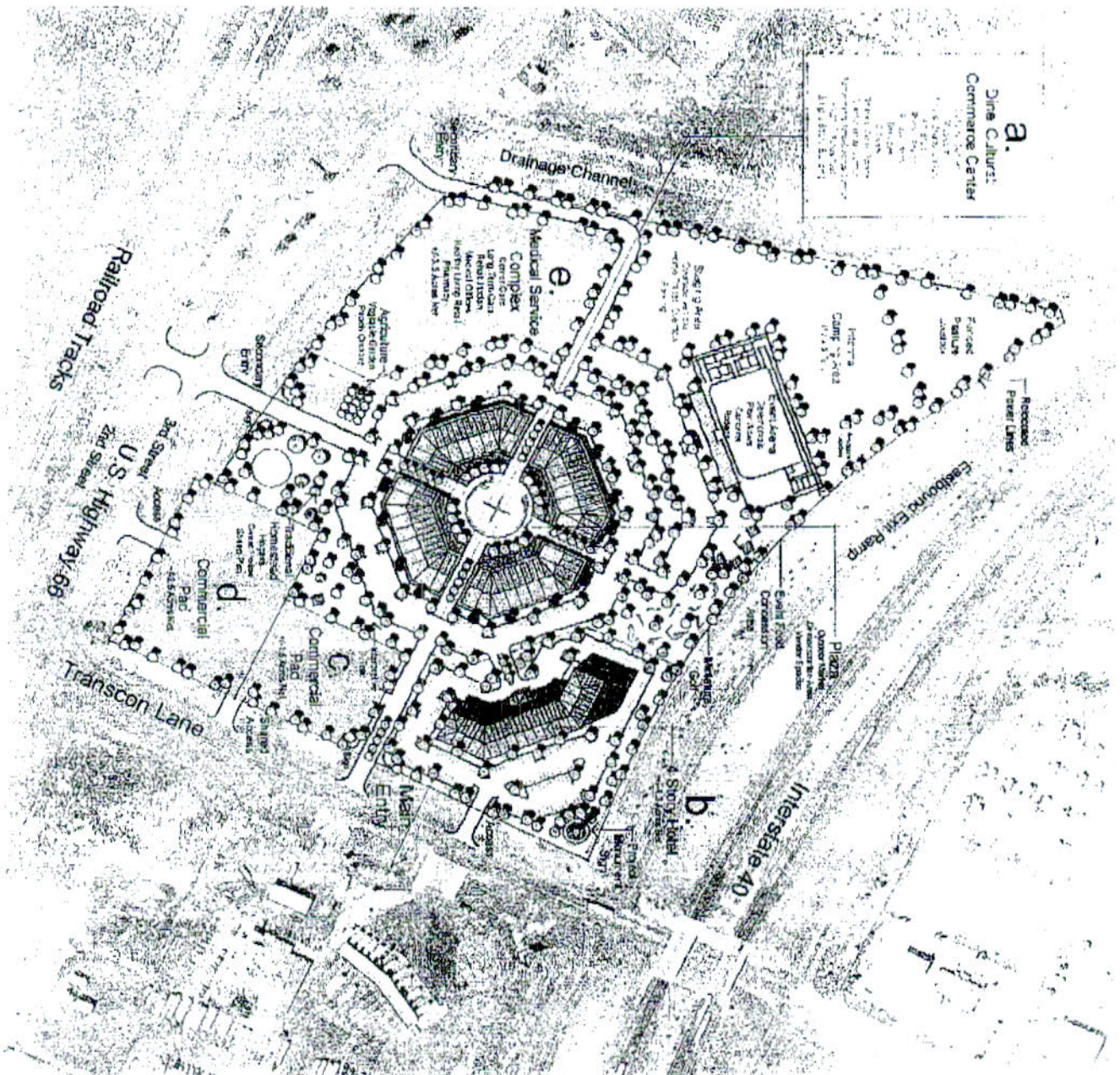


1. The first step is to identify the main topic of the document.

Little Colorado Community Development Corp

FINANCIAL REQUEST TO SUPPORT ECONOMIC AND
EDUCATIONAL INITIATIVES FOR DINE PEOPLE LIVING IN
WINSLOW, ARIZONA

LCCDC Board of Directors and Winslow Dine Residents
| MARCH 23, 2018



Dine' Cultural & Commerce Center

Winslow, Arizona

Conceptual Plan Data:

Land Owner: The Navajo Nation
 Development Group: Little Colorado Community Development Corp.
 Land Planner: LVA Urban Design Studio
 Project Contact: Mark Reddick/Jeff Farr
 Approximate Project Area: +/-33.5 Net Acres
 Property Jurisdiction: City of Winslow, Arizona
 Existing Zoning: Commercial (C)
 General Plan: Commercial/Native American Property

Proposed Uses:	
Parcel Use	Net Acreage
a. Cultural/Commerce Center (Approximately 96,000 Sq Ft. Single Story Building)	+/-21.7 Acre
b. Hotel (+/-126 Rooms - 4 Story)	+/-4.3 Acre
c. Commercial Pad	+/-1.5 Acre
d. Commercial Pad	+/-2.5 Acre
e. Medical Service Complex	+/-3.5 Acre
Totals:	+/-33.5 Acre

Notes:
 1. All calculations are approximate.
 2. This plan is conceptual in nature and subject to revision based on new survey, consultant reports, agency review and approval of procedures.

Introduction

The Little Colorado Community Development Corporation (LCCDC) was created to represent the interests of the Winslow Dine Residents (WDR) and to seek resources that would further the mission of both organizations. WDR is a grassroots organization of Dine residents living in Winslow, Arizona. Many were either directly impacted or are second and third generation victims of the Navajo Hopi Settlement Act of 1974 having been forcefully removed from their home communities and moved into urban centers across the Southwest. Several hundred were relocated to Winslow, forty years later, they are now experiencing the negative impacts of a failed human designed government policy. The Settlement Act also known as the Relocation Act left more than 10,000 Dine alienated from their culture and stripped of their right to the Dine way of life. Today, relocated families and the generations that have followed are experiencing economic difficulties, a lack of adequate housing, and as a result have high instances of social and health challenges. These families and others affected by conditions in a border town community formed Winslow Dine Residents to proactively improve the social and economic outcomes as a result of being part of the Winslow community.

Little Colorado CDC was formed to support Dine residents of Winslow, Arizona. Located within 15 miles of the Southernmost boundaries of the Navajo Nation, Winslow's population is 30% Native American. In 2010, a grassroots group of relocates and other Navajo residents of Winslow began to meet to provide support and discuss solutions to the problems they experience. The group Winslow Dine Residents met regularly for three years before they nominated the first Board of Directors to form Little Colorado Community Development Corporation. LCCDC is the people driven force created to act on behalf of the priorities set forth by WDR. A primary activity of LCCDC would be to utilize property owned by the Navajo Nation in and around the City of Winslow. In 2015, a Land Inventory Report was compiled and identified nine Navajo Nation owned parcels with various zoning designations.

LCCDC's goal is to utilize land resources owned by the Navajo Nation for the Dine residents of Winslow. The priorities set forth by WDR identified a need to develop lands that would provide economic benefits to the organization that would generate revenue to provide sustainable human centered services to the people. Leveraging the various land parcels, LCCDC could provide employment opportunities, small business development, artisan studio and gallery space, arts and crafts vending space, education services, quality housing, life skills training, and educational services for our Dine who are currently living in Winslow.



Timeline

1863 -1868**The Long Walk**

- Dine forced to leave their land, walking to Hweeldi, and held captive.

1868**Treat at Fort Sumner**

- Dine leaders negotiate the release of the Dine to return home to their traditional homelands. Treaty with the US government established the Dine reservation in Arizona.

1881**Executive Order Hopi Tribe Established**

- 2.5 million acres reserved for the Hopi Tribe in Arizona

1882-1934**Escalating Navajo-Hopi Conflict**

- Population and livestock increasing and pressuring land and resources.

1943**Hopi Grazing District 6 Enlarged**

- Dine living within the boundary would be ordered to move.

1962**Healing v. Jones**

- Land under dispute to be divided equally between tribes, with the exception of Grazing District 6, decreed exclusively Hopi.

1966**Bennett Freeze**

- 8,000 Dine living in District 6 forbidden from building new homes, improving roads and infrastructure, or making improvements to existing homes.

1975**50-50 partition of the land with relocation for those on the wrong side.**

- More than 10,000 Dine are relocated over the next 10 years.

1996**Navajo-Hopi Settlement Act of 1996**

- Dine still living on declared Hopi land ordered to move or sign a 75 year lease and pay rent to Hopi.

2010**Winslow Dine Residents formed**

- Adequate and affordable housing identified as top priority.

2013**Little Colorado Community Development Corporation files as Navajo Nation not for profit corporation**

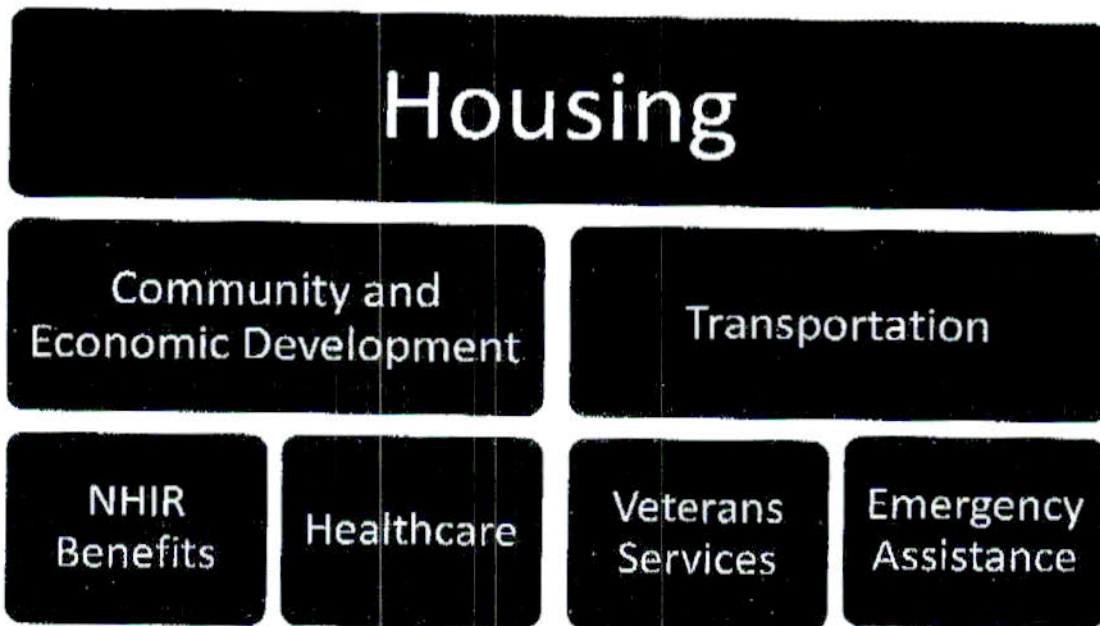
- LCCDC formed to act on behalf of the Winslow Dine Residents, to obtain financial resources, negotiate with government entities, and enter into contracts with other legal entities.

2016**LCCDC granted 501 (c) 3 status**

Little Colorado Community Development Corporation Funding Needs

Priorities

Priorities identified by WDR and LCCDC.



Strategy for Project Development

LCCDC is working toward developing an organization to tackle these priorities and respond to the people's identified needs. Leveraging resources owned by the Navajo Nation will allow the organization to meet needs through coordinated efforts to build financial resources and provide economic opportunities while also building human centered programs. An evaluation of the nine parcels owned by the Navajo Nation within or adjacent to the City of Winslow boundaries indicated one parcel that was zoned commercial property and had the most opportunity to begin building the organization. A USDA grant was secured to develop a Master Plan for the site which will house a variety of community and economic development opportunities for the Dine residents in and around Winslow and for the citizens of Winslow. This project was designed to catapult all other efforts by the organization to continue to pursue other opportunities and build quality programs and services for Dine people.

Other parcels of land have been identified and will be used to provide housing and educational programs in addition to the possibility of agricultural uses.

Winslow Dine Cultural and Commerce Center Development

In 2016, the USDA awarded LCCDC a Rural Business Development Grant to provide master planning for the development of commercial property and to provide small business technical assistance, and other services. The grant was used to develop a Master Plan for Parcel Five, 33 acres of commercially zoned property identified in the Land Inventory Report. The plan was developed through a series of public meetings with WDR and the general public which provided the basis for the various elements within the commercial site. In 2017, LCCDC completed the plan including a zoning overlay from the City of Winslow and an official Land Withdrawal from the Navajo Nation allowing further site investigation to prepare for construction. The complete Master Plan includes an official land survey, environmental, and archeological assessment of Parcel Five. The commercial development will feature a cultural center that will provide visitors and local residents a place to experience the Dine culture and learn about the history of the Dine and surrounding Native people in Winslow. The site will be a central location to inform guests about travel and tourist information while also centralizing significant services that will provide economic and community development opportunities for local residents. The cultural center will feature artists galleries including an artist residency, cowork space for professionals traveling through Winslow on Interstate 40, meeting space, space for arts and crafts vendors, and a high quality but casual restaurant. Additionally, a professionally curated museum telling the story of Native people in the region will be built as a focal point of the cultural center. Finally, a viewing tour will allow for visitors to climb high enough to experience spectacular 360 degree views of the Little Colorado Plateau.

Cultural Center

Museum

Arts & Crafts Gallery

Art Studio/Residency Program

Retail Shops

Outdoor Vendor Market

Restaurants

Services/Office Space

Shared Work Space

Conference Center

Viewing Tower

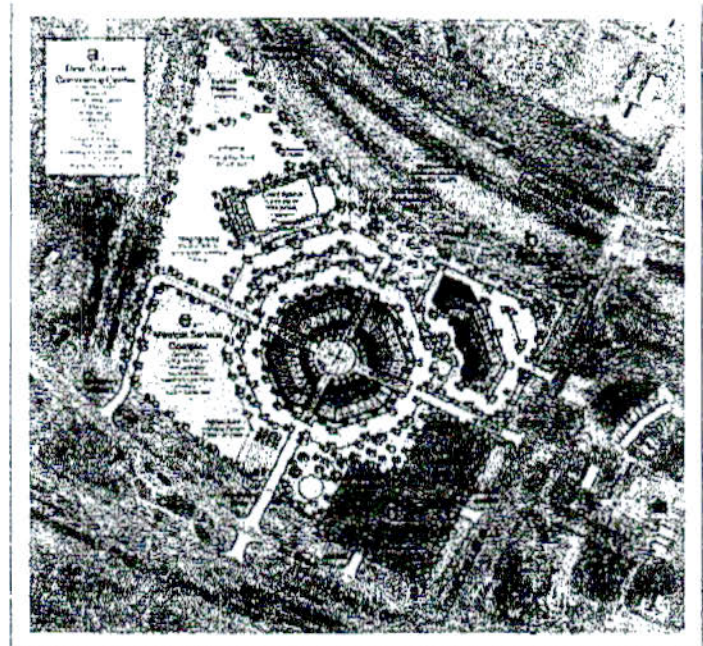
Four Story Hotel

Event Center

Outdoor Performing Arts Center

Rodeo Arena

Livestock Sales



Other Details

Commercial Pads

Hogan

Walking Trail

Gardens

Miniature Golf

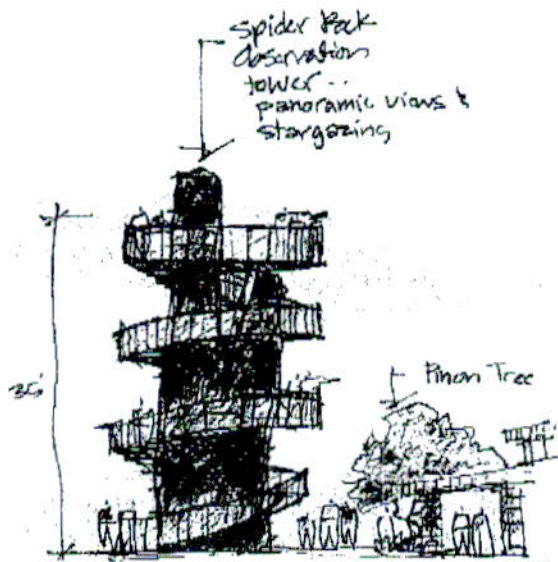
Short term Camping

Staging Area

Livestock Pasture

USDA RURAL DEVELOPMENT BUDGET

Administration and Capacity Building	\$ 19,856
Travel	\$ 2,000
Fees and Supplies	\$ 6,300
Contractual	<u>\$132,113</u>
Total USDA Grant	\$160,269
LCCDC in kind Match	\$25,966

**Target Market**

- ❖ Interstate 40 Travelers
- ❖ Tourism Center
- ❖ Arizona Office of Tourism Information: 7.3million visitors a year visit this region. A majority seek a cultural experience.
- ❖ Share the story of the region from a Native American perspective.
- ❖ Provide accurate information on historical events (Navajo/Hopi Land Dispute, Native Americans and the Railroad, Fred Harvey Company, etc.)
- ❖ Provide a refreshing experience that differs from other Rt 66 towns
- ❖ Share Winslow's ranching and rodeo culture
- ❖ Goal is to increase the number of nights people stay in Winslow

Finally, the commercial site will also bring much needed health care options and long term care facilities to Winslow. The final phase of the development includes:

Medical Services Complex

Senior/Long Term Care Facility

Rehabilitation

Professional Medical Services Offices

Healthy Living Retail

Pharmacy

2018 LCCDC GOALS

Goal #1: Secure funds to open an LCCDC office to support operations

Lease office space in Winslow to manage operations and program administration. The Board of Directors seeks to hire full time staff to move the various projects forward. The commercial development needs to be managed by a Chief Executive Officer in addition to furthering other priorities and opportunities to leverage the land parcels. Up to this point, LCCDC and WDR have been operated by volunteers and many opportunities and interests of the board and residents are competing for time and resources. A staff would focus on implementing the vision that has been created for the organization. LCCDC's vision is to build a successful enterprise that would support the priorities of the Dine people in Winslow. One of the major priorities is adequate housing and education services.

Goal #2: Seek Financial Investment to develop Parcel 5, 7, & 8

LCCDC completed a Master Plan for the commercial district in Parcel 5 and will continue to seek financial investment and partnerships. The site has several components that are currently phased for development. LCCDC's priority for development is to acquire funds to pay for site infrastructure and excavation that will deem the site "shovel ready" and primed for investment. The Cultural Center will be managed by LCCDC and will house the organization once the construction is completed.

To support the needs of the commercial development, LCCDC is proposing a solar energy generation facility on 84.75 acres in Parcel 7 & 8. Boundary surveys have been completed, however environmental and archeological surveys are needed. This project will require a development partner that is experienced and well versed in solar generation.

Goal #3 Affordable Housing

Affordable housing is desperately needed by Dine residents and those who work in Winslow and the surrounding areas. LCCDC has identified Parcel 1 in the Land Inventory Report for the primary purpose of building a living community. We envision a living community that provides residents with affordable housing and the ability to engage in cultural activities that sustain and uplift families. Housing is essential for a community to sustain itself and the Board at LCCDC considers it to be essential to the success of the commercial development project. The next step is to pair the revenue producing activity, the commercial development project, with housing developments to increase the impact and the sustainability of both enterprises. Therefore, the next focus is a housing development on Parcel 1 which is 231 acres mostly zoned for agricultural residential with a small portion zoned commercial.



Goal # 4 Provide Educational Programming for Dine Families

The relocation policy promoted the loss of Navajo indigenous cultural knowledge, especially affected is the second generations of relocated families. As such social dysfunction is increasingly threatening relocated families and losing sight of cultural knowledge only complicates their ability and skills to manage their life condition.

Some of the conditions observed, reported, and discussed in WDR meetings are:

- Limited family support
- Parents limited education
- Native families are one parent head of household
- Families struggle to pay monthly bills; rez vs bordertown
- Limited employment opportunities
- 1st, 2nd, going on 3rd generation relocates living in one household
- Parents struggle with helping child w/homework and other related youth activities; city sports

The solution is to engage our youth in activities that demonstrate increasing youth leadership and capacity to lead them through integrated educational or mentoring programs therefore, WDR requests assistance in funding fun, academically beneficial activities, such as clubs, sports, tutoring, a scholarship program and establishing other youth organizations like The Native UNITY program.

Statistics have shown that Native Youth have the highest rate of substance abuse than the general population. Schools, out of school programs, health providers, tribal leadership and early childhood programs need to be involved and engaged with our youth. Our native community in Winslow need to empower our youth to resist drugs, alcohol, suicide and gang activity. The goal would be to motivate our youth at an early age to overcome these barriers they may face.

Currently:

- Native American comprise approximately 57% of the student population in Winslow Schools.
- More than half of Native American students at the Junior High and High School are placed in the SAFE rooms/detention than any other nationality. The SAFE rooms are for disciplinary actions.
- There is only one native club (Tribe of Many Feathers) within the Winslow School District as opposed to others that are not native. Organizing elementary and Junior High Native clubs will enhance leadership development and create an enabling environment by giving them the tools necessary for their growth and independence.
- The cost for city youth activities: youth football, basketball, baseball are \$60 for each sport and swim leagues cost from \$30 a mo. Funding these after school activities would give more students an opportunity to participate and prevent/eliminate the behavioral issues that arise.
- The Winslow School District proposed eliminating The INTERCESSION PROGRAM (a type of tutoring) which assisted students with staying intact with homework, improving their grades and staying on track for graduation. Funding a Tutoring Program will help foster learning, educational opportunity that our native youths deserve.

Solutions: Self Reliance, Growth, and Development Programs

- Establish a Youth Center
- Produce/gather accurate data
- Assist the youth to pay much needed sports fees to participate in sports
- Hire tutors to help with homework
- Youth Employment: Place them in occupations, academic related fields, STEM, and coding
- Training for families: Navajo (Language, history, government) as well as GED and other academics, parenting classes
- Leadership training for youth: Bring in positive role models & speakers

Outcomes:

- Develop skills for handling conflict/reconciling difficult situations
- Resolving emotional abuse: coping skills
- Communication skills
- Youth understanding rules & consequences
- Recognizing authority
- Job skills training
- Leadership skills training
- Knowing your rights in school, job, contacts, handbook, etc.
- In-school strategy & home work
- Youths will experience positive attitudes
- Winslow Natives will increase yearly academic learning; more on quarterly honor roll
- Increase high school graduation rate thus produce more professionals
- Stable households
- Reduce run ins with the law, reduce racial profiling
- Reduce incarcerations

Additionally, and in summary, funding will develop youth programs, empower our youth by instilling self-confidence, build resiliency, find/recover their identity, pursue their dreams by living healthy lifestyles and contribute to the well-being of their communities.

LCCDC is working with Navajo County to obtain a modular building that can house these programs. The building can be placed on Parcel 3, a 5.2 acre tract located near schools and parks. Additionally, other educational and training programs in agriculture could be developed on other parcels located in Winslow.

Priorities Summary

WDR Priority	LCCDC Program/Project	NN Land Resources/Activities	Program Activities
Community/Econ Development	Winslow Dine Commercial Development Project	Parcel 5: 33 Acres Site Infrastructure, Build Commercial Pad	Seek Investment/Partners; Raise Capital; Manage Grant Funding
Education	Afterschool Programs	Parcel 3: Survey, Land Withdrawal, obtain and install modular building	Tutoring, City Youth Sports, Parenting Classes
	Youth Services		Establish a Youth Center, create a UNITY chapter, Leadership Training
	Job Training/Coding/STEM Programs		Seek federal funds, grant funds for workforce development.
Housing	Winslow Dine Housing	Parcel 1: 231 Acres: Survey, Land Withdrawal	NHA Agreements, Federal & State Funds; Establish Culturally Appropriate Housing Program

Proposed Budget

LCCDC and WDR need financial investment to continue to build a sustainable organization and to implement the Commercial and Housing Development plan. There are significant financial resources that need to be secured to continue with LCCDC projects. We seek start up funds to fund operating activities including personnel and key components of each project that are necessary to move the project forward.

Total Project Request	
<i>Operating Budget and Project Development</i>	
Survey for Parcel 1 (231 Acres) for Housing Development	\$13,450
Environmental and Arch Survey for Parcel 7 & 8	\$14,000
Five Year Operating Budget	\$1,643,400
Matching Grant Funds for USDA Development of Parcel 5	\$100,000
Survey Remaining Five Parcels	\$75,000
Total Operating Costs	\$1,845,850
<i>Parcel Five Development Costs</i>	
Site Infrastructure/Excavating	\$2,533,250
Total Request	\$4,379,100

Estimated Leasing Revenue		Rate	Sq. Ft.	Per Year
Cultural Center 96,000 Sq. Ft				
Office Space Leasing	\$ 7.50	48000	\$	360,000
Retail	\$ 5.50	38400	\$	211,200
Commercial Pad Leasing	\$ 10.00	6000	\$	60,000
Hotel Leasing*			\$	41,428
Total Estimated Revenue Per Year			\$	672,626

*Management agreement, 2% of hotel revenue based on 50% occupancy, 75% of the year, at \$120/night for 126 rooms

Funds Available						
Personnel:						
Chief Executive Officer	60000	60000	60000	60000	60000	300000
Chief Operating Officer	50000	50000	50000	50000	50000	250000
Administrative Assistant	30000	30000	30000	30000	30000	150000
Housing Project Director	45000	45000	45000	45000	45000	225000
Education Program Director	45000	45000	45000	45000	45000	225000
Education Teacher		40000	40000	40000	40000	160000
Total Personnel:	230000	270000	270000	270000	270000	1310000
Employee Benefits:						0
Fringe Benefits @ 8%	5440	5440	5440	5440	5440	27200
Total Benefits:	5440	5440	5440	5440	5440	27200
Total Personnel:	235440	275440	275440	275440	275440	1337200
Operating Expenses						
Office Supplies	3000	1000	1000	1000	1000	7000
Postage	100	100	100	100	100	500
Website Fees	200	200	200	200	200	1000
Equipment	5000	1000	1000	1000	1000	9000
Youth Sports Fees (sponshorship)	9000	9000	9000	9000	9000	45000
Board Stipend	10000	10000	10000	10000	10000	50000
Total Office:	27300	21300	21300	21300	21300	112500
Travel:						
Mileage/Airfare	5000	5000	5000	5000	5000	25000
Hotel	3000	3000	3000	3000	3000	15000
Food, M&E	2000	2000	2000	2000	2000	10000
Total Travel:	10000	10000	10000	10000	10000	50000
Contract Services:						
Accounting service	1000	1000	1000	1000	1000	5000
Audit	600	600	600	600	600	3000
Insurance	1200	1200	1200	1200	1200	6000
Total Contract Services:	2800	2800	2800	2800	2800	14000
Conference Fees	5000	5000	5000	5000	5000	25000
Bank Charges	300	300	300	300	300	1500
Fixed Expenses:						
Rent	12000	12000	12000	12000	12000	60000
Utilities (electric, propane, water)	5760	5760	5760	5760	5760	28800
Phone/Internet	2880	2880	2880	2880	2880	14400
Total Fixed Expenses:	20640	20640	20640	20640	20640	103200
Total Administrative Budget:	301480	335480	335480	335480	335480	1643400

Proposed LCCDC Position Descriptions

Chief Executive Officer

- Manage the various programs, ensure continued development of commercial property, pursue new projects (solar development, agriculture, housing), find funding sources and ensure proper financial management
- Negotiate on behalf of the relocates to secure proper benefits, advocacy, and restitution
- Negotiate on behalf of LCCDC with local governments, companies, federal government
- Pursue financial resources for LCCDC projects and WDR programming

Chief Operating Officer

- Manage operational staff, including financial management, bookkeeping, proper accounting practices.
- Focus on Winslow Commercial Development Project, research existing right of way grantees, manage project development, contractors, negotiate with City of Winslow and other local governments
- Business development, recruit and negotiate commercial leasing opportunities
- Pursue financial resources for LCCDC projects
- Seek opportunities to provide education, training, life skills development for residents

Housing Project Director

- Oversee and direct development of Parcel 1 for housing, i.e. surveying, land withdrawal
- Implement equitable and sustainable housing program
- Secure financial support from Navajo Housing Authority and other financial partners
- Direct daily activities to build the program implementing values expressed by WDR

Education Program Director

- Oversee and direct development of Parcel 3 and/or other Parcels required for education program.
- Seek and secure financial and resource partners to implement and achieve sustainability of educational programs.
- Direct daily activities of the education program department.

Appendices:

- Winslow Dine Cultural & Commerce Center Conceptual Site Plan
- Parcel Map
- Winslow Dine Cultural & Commerce Center Conceptual Phasing Plan
- Phase 1 Development Cost Estimate