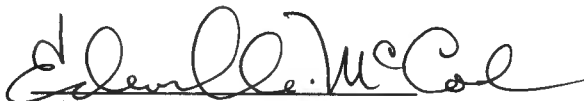


MEMORANDUM

TO: Tom Platero, Executive Director
Navajo Nation Council

FROM:


Edward A. McCool, Principal Attorney
Office of Legislative Counsel

DATE: January 14, 2019

RE: CD-88-18 Enacted by Statute

Based on the documents as submitted, on December 31, 2018 the Navajo Nation Council considered and passed Resolution CD-88-18, *Amending the Navajo Nation Permanent Fund Income Five Year Expenditure Plan, CAP-19-16, Regarding Fifth Year Funding for Central Agency*. The Speaker of the Navajo Nation Council certified the resolution on January 3, 2019. On that same day, the Office of the President and Vice-President received the resolution for the President's consideration. The Office of Legislative Services received the returned legislation from the President's Office on January 13, 2019 at 5:02 P.M. The legislation was not vetoed nor was it signed by the President.

Pursuant to 2 N.N.C. §1005 (C)(12) "The President's authority to sign into law or veto legislation shall be deemed to be waived if not exercised with ten calendar days after certification of the legislation by the Speaker or Speaker Pro Tem and the legislation shall be deemed enacted and become effective pursuant to 2 N.N.C. §221."

Based on the documents as submitted, the President, having not exercised his authority to either veto or sign into law CD-88-18 within the 10 day period as measured from January 4, 2019 to January 13, 2019 is deemed to have waived such authority and the legislation is deemed by statute to be enacted and considered Navajo Nation law pursuant to 2 N.N.C. § 221.

Cc. Hon. LoRenzo Bates, Speaker, 23rd Navajo Nation Council
Council Delegates, 23rd Navajo Nation Council
Pete Atcitty, Chief of Staff, Legislative Branch

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 FIFTH
YEAR FUNDING FOR CENTRAL AGENCY

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 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

"[n]o 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.

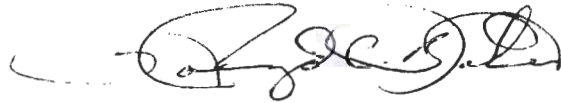
- C. In CAP-19-16 the Navajo Nation contemplated the use of the Permanent Fund Income for major waterline projects throughout the Navajo Nation and economic development projects in regional centers across the Navajo Nation, including the Fifth Year economic development projects for Central Agency totaling \$6,250,000. See CAP-19-16, **Exhibit A**.
- D. The Central Agency proposes amending CAP-19-16 Exhibit A of a single project plan to three economic development projects which include the Blue Gap Convenience Store at \$2,400,000, Chinle Convenience Store at \$1,000,000, and Pinon Multi-Purpose Office Complex at \$2,850,000; a total of \$6,250,000. 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 Central Agency; from a single economic development project to three economic development projects.
- B. The Navajo Nation hereby amends CAP-19-16 to include, for Central Agency's Fifth Year Projects as:
 - 1. Blue Gap Convenience Store at \$2,400,000, **Exhibit B**,
 - 2. Chinle Convenience Store at \$1,000,000, **Exhibit C**, and,
 - 3. Pinon Multi-Purpose Office Complex at \$2,850,000, **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 13 in favor and 00 opposed, on this 31st day of December 2018.



LoRenzo C. Bates, Speaker
23rd Navajo Nation Council

1-3-19

Date

Motion: Honorable Lee Jack, Sr.
Second: Honorable Leonard H. Pete

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 _____ day of _____ 2010.

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 _____ 2010 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

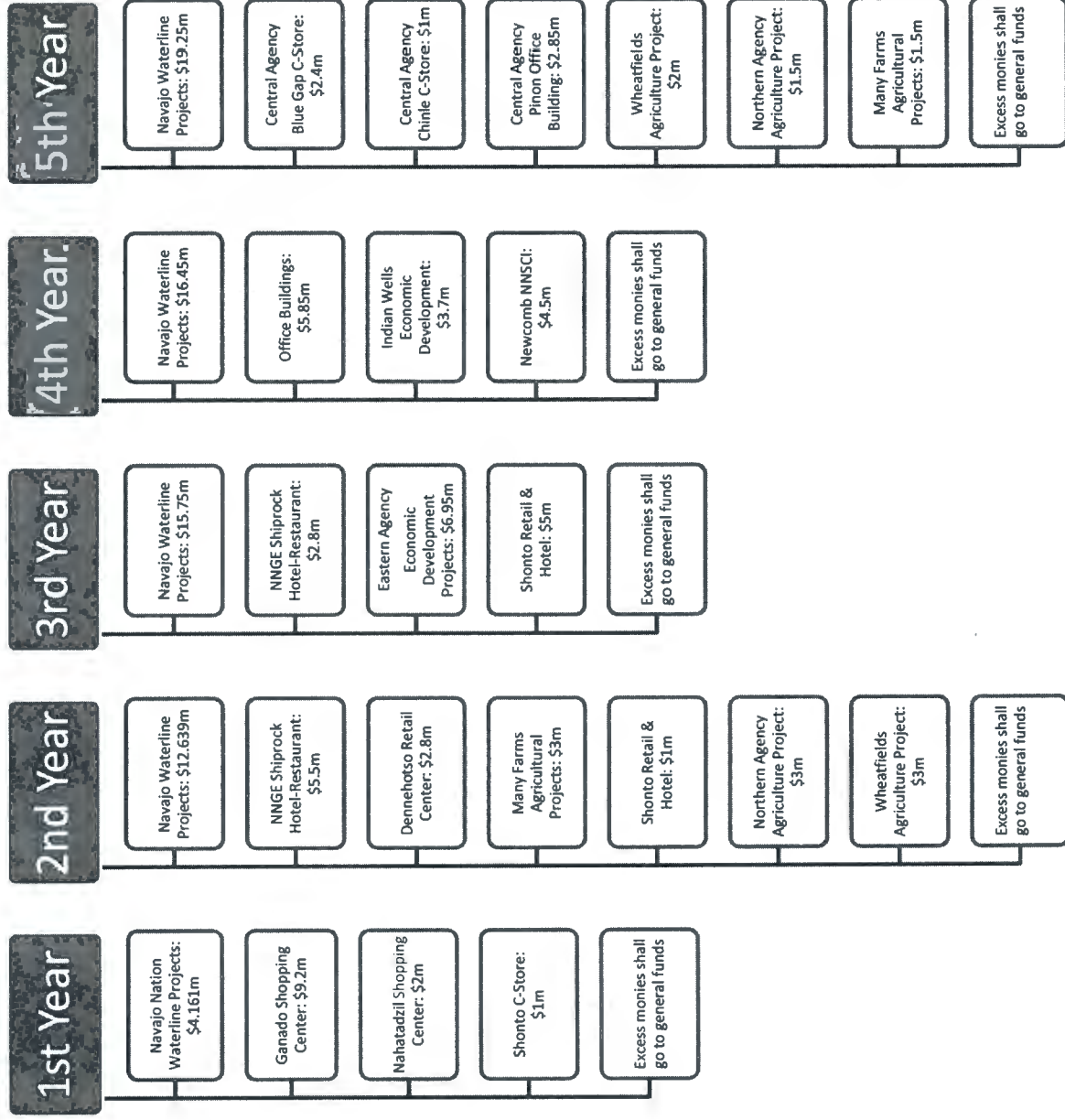
\$30m

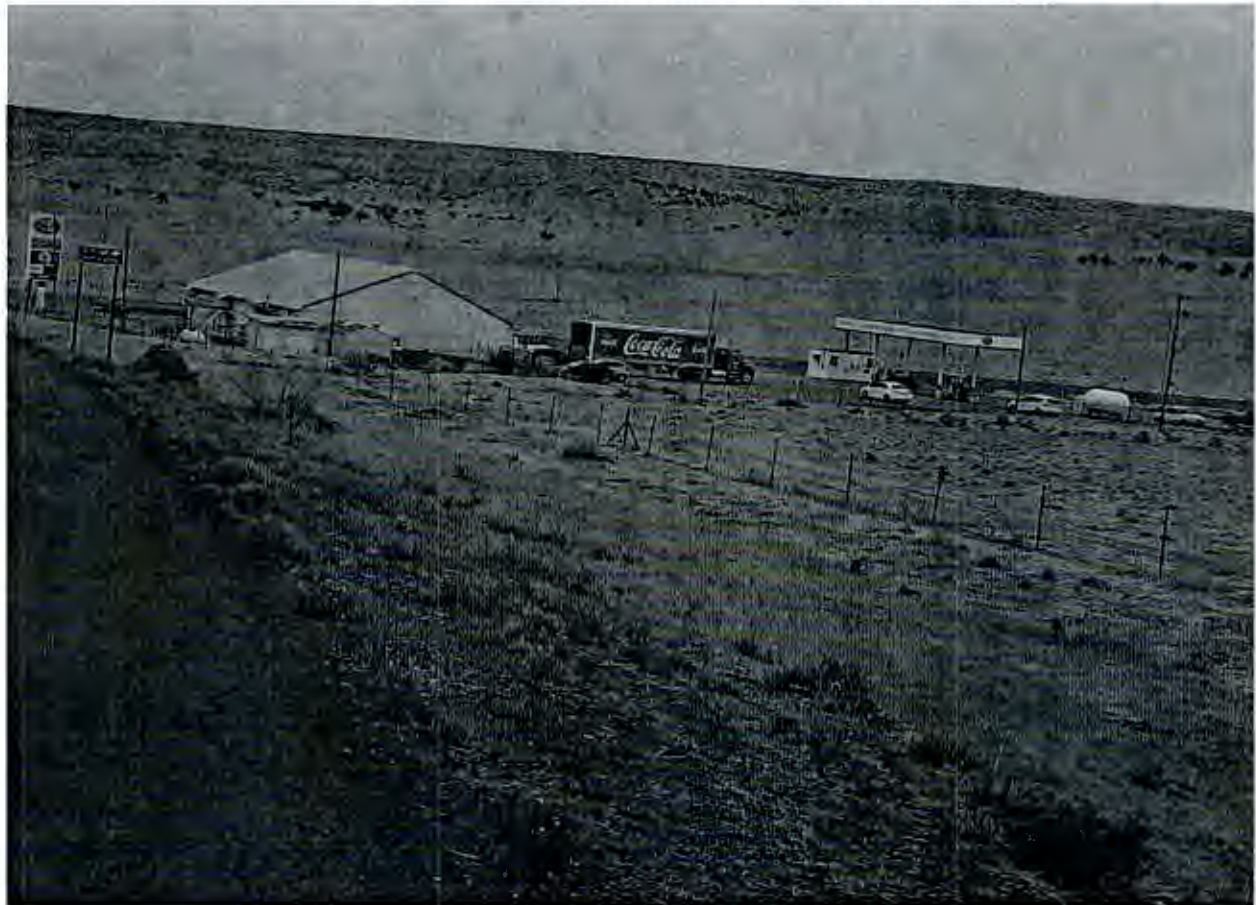
\$30.939m

\$30.5m

\$30.5m

\$30.5m





BLUE GAP C-STORE PROPOSAL

Blue Gap Convenience Store Site

Proposed Planning Study and Recommendations for new convenience store to be designed and constructed in Blue Gap, AZ.

**NAVAJO NATION OIL AND GAS COMPANY AND
THE NAVAJO PETROLEUM, LLC**

DAMON DEVELOPMENT GROUP

8/20/2018

Mr. Louis Denetsosie

CEO - Navajo Oil and Gas Company

P.O. Box 4439

Window Rock, Navajo Nation (AZ). 86515

RE: Project Narrative

Dear Mr. Denetsosie,

On behalf of the Damon Development Group, LLC. I am submitting the project narrative for the proposed C-Store and Retail Study as well as other infrastructure located in Blue Gap, AZ.

NARRATIVE

The concept study was provided for a proposed C-Store with potential Retail and Commercial spaces to be constructed on the existing NNOGC site located at the NE intersection of BIA Route 29 and Indian Route 4 located in Blue Gap, AZ.

The Project site, which is physically located NE corner of the existing BIA Route 29 and Indian Route 4 intersection in the region of Blue Gap, AZ. The Land Tract is to be subdivided to include a 1 acre tract to the north of the existing property. The site is clear and open for future structures at this time. The access to the new site will be from turn offs to be constructed along the BIA Route 29 road.

Existing Site Conditions

Grade – The site slopes down from Southeast to the Northwest at approximately 3.5' from the SW corner to the NE corner of the Tract. The slope fall is greatest in the NW corner of the site. This region of the site is recommended to be withdrawn for the local Chapter for use as a Police Substation and offices.

Utilities

Electrical Power- Power is located on site from the existing lines to the West and East of the Property. It is recommended to run the new lines in ground to serve the entire site. The New Retail / Commercial spaces are to be built in the new parcel upgrades to the Northeast of the tract.

Water – Water is located on site and can be served from new lines off of the existing fire hydrant locations and existing water line installations.

Waste Water – Existing sewer line locations are to be verified and recommendations made in a further design exercise. The existing lines that serve the existing sewer lagoon are unknown and the sewer

DAMON DEVELOPMENT GROUP

lagoon does require upgrades to the cells and delivery systems to the lagoon. A new sewage pond is recommended for future developments at this site.

Storm Water / Drainage – Storm water drainage travels from Southwest to the Northeast and empties into the open landscape.

Telephone and data are available at the Southeast end of the site and can be run to the new developments along roadways to the Tract Parcels.

Site Access

The site is to be accessed from the West via the existing two entrances from the BIA 29 road. New access roads are to be constructed off of the main road to be used as an entrance for the police and fire offices.

Conclusion

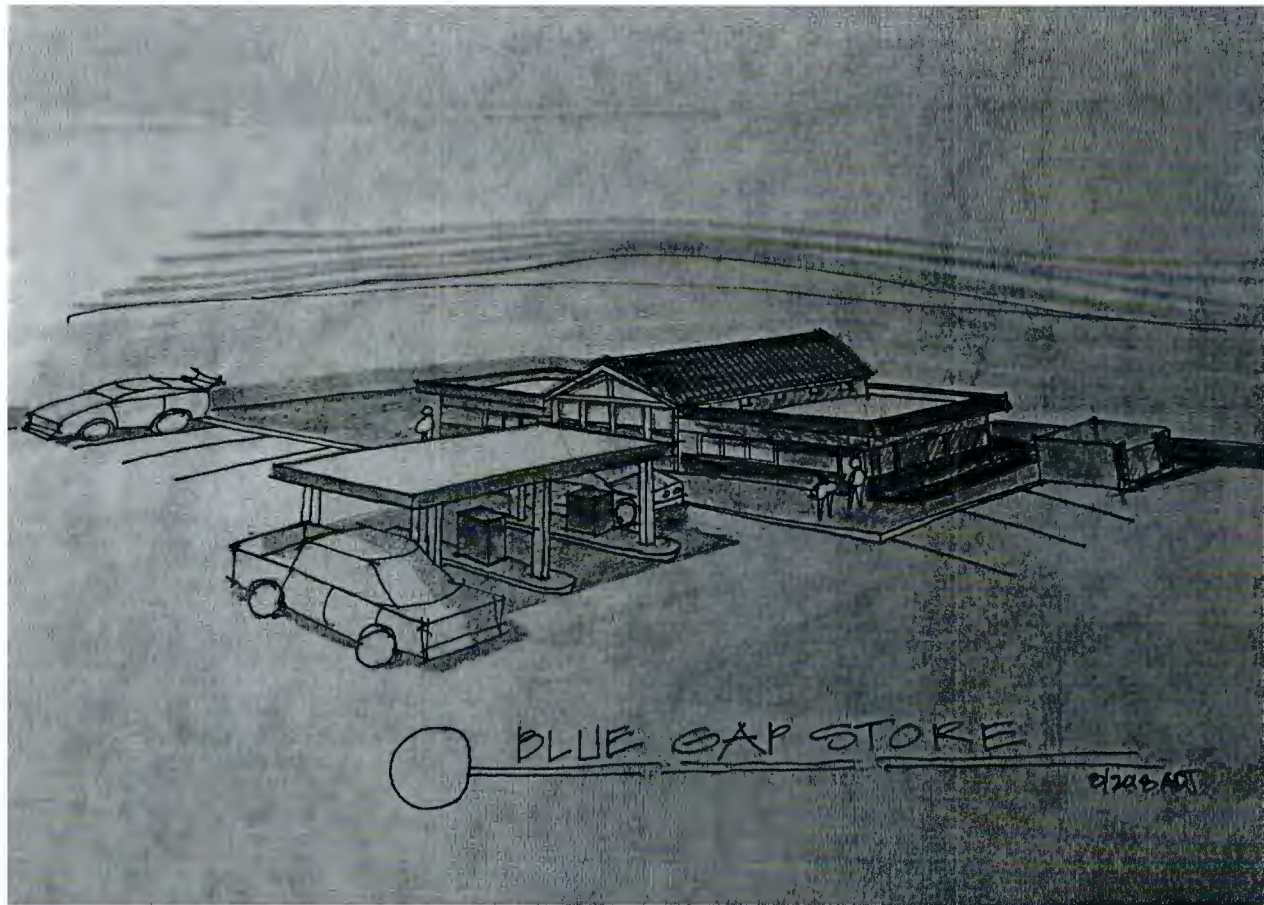
The 3.5-acre site is suitable for a C-store and related infrastructure for hay sales, LPG tank farm and the northern acres are to be Police and Fire offices. All the utilities except sewer are in place and ready for expansion. The vehicular access has been solved and storm drainage is ready for engineering review. The site has the available acreage for expansion of the services to include a laundry and feed store to be built in the existing store building. The Post Office will remain at the existing C-store building for continued operations.

Coordination with local building officials is recommended and inclusion of the local utility authority for site developments and building loads. The building design program is to be developed for further design applications to be implemented into the facility. The site developments can be phased in for completion with future funding by other entities.

The grand view from the site is to the South and secondary view to the Northeast. The facility faces both view regions for optimal views from the C-Store. The recommended materials for the facility have been metal roof, Blue accent window systems and rock applications at the lower base areas of the facility and other areas for the exterior are to be stucco wall systems with silver Metal siding. The building is envisioned to be 2,400 sf of building area. Additional expansion of needed facilities in the future is to be developed to the North of the Store facility.

Any additional developments at this site or near it will require new sewer applications to take the increased sewage load from the new structures. It is recommended that the offsite costs associated with this project be included for the development of a new sewer system for the region in this funding request. Additional engineering studies are recommended for future planning needs by the Chapter and first responders in the region.

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Cost Estimate

The cost estimate for this C-Store application has been generated and is follows:

A.	Building Cost = C-store (60'X40') at \$220/ sf X 2,400 sf.....=	\$ 528,000.00
	Fueling Islands / Canopy = allowance at \$800,000.00=	\$ 800,000.00
		\$ 1,328,000.00
B.	Site Development Cost = (10% of A = 10% X \$1,328,000.00).....=	\$ 132,800.00
C.	Fixed Equipment = (15% of A = 15% X \$1,328,000.00).....=	\$ 199,200.00
D.	Construction Contingency = (2% of A= 2% X \$1,328,000.00).....=	\$ 26,560.00
E.	Construction Cost = (A+B+C+D=).....=	\$ 1,686,560.00
F.	A/E Fees at 8% of E= (8% X \$ 1,686,560.00).....=	\$ 134,924.00
G.	Moveable Equipment at 10% of E= (10% X \$ 1,686,560.00).....=	\$ 168,656.00
H.	Offsite Costs= (sewer allowance at \$ 400,000.00).....=	\$ 400,000.00
I.	Legal/Administration= 1% of E = (1% X \$686,560.00).....=	\$ 16,865.00
J.	Owners Reserve = 0% of E = (0% X \$ 1,686,560.00).....=	\$ 0.00
K.	Project Cost = (E+F+G+H+I+J).....=	\$ 2,407,005.00

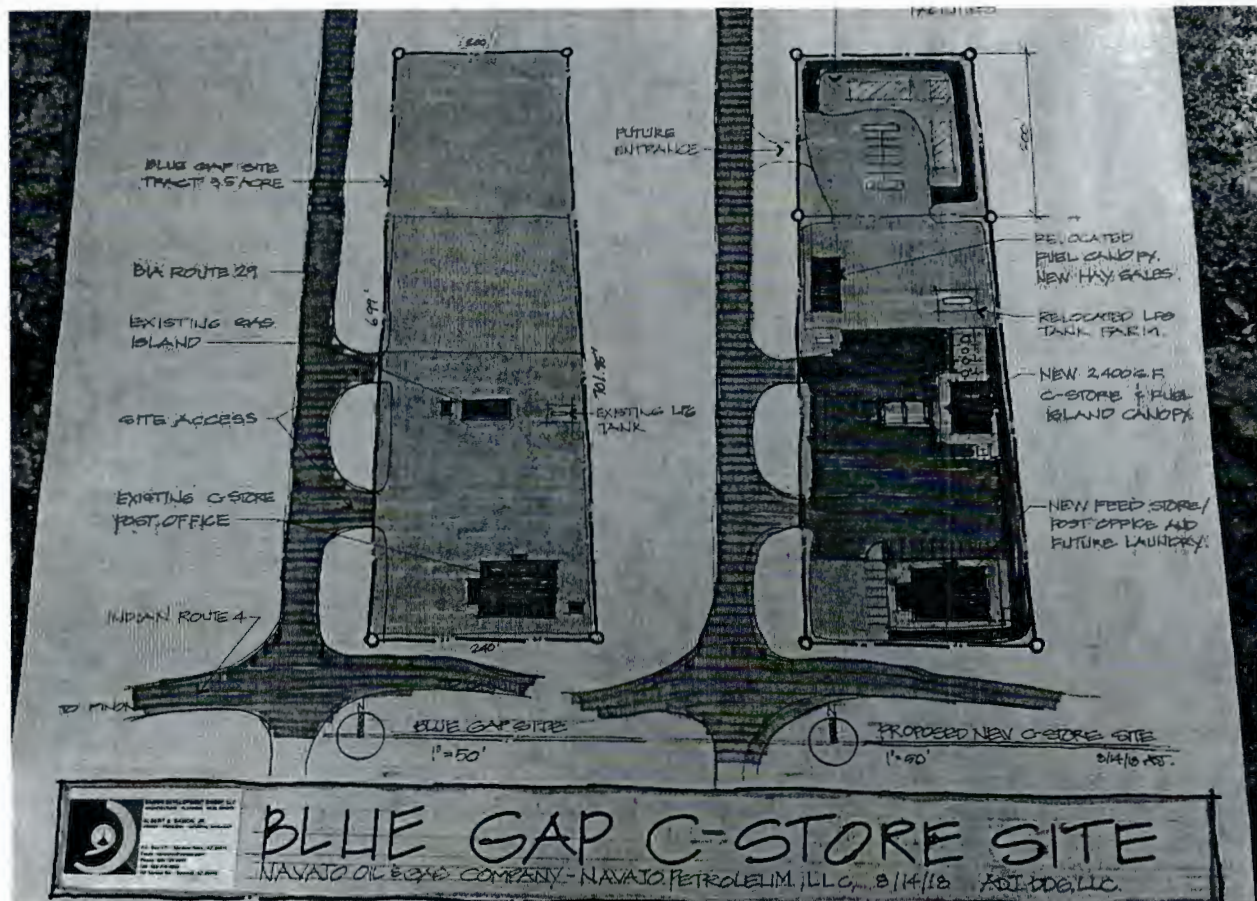
DAMON DEVELOPMENT GROUP

We appreciate the opportunity to provide concept direction for your proposed properties in Blue Gap, AZ. Damon Development Group is ready to assist in all you're planning and development studies to build a better Navajo Nation. Thank you for your time and assistance, please do not hesitate to contact me directly for additional information regarding this concept development.

Sincerely,

Albert A. Damon Jr.

General Manager, Damon Development Group, LLC.





CHINLE CONVENIENCE STORE PROPOSAL

CHINLE C-STORE PROPOSAL REQUEST FOR A NEW 4,505 SQUARE FEET FACILITY WITH NEW FUELING ISLANDS AND CANOPY.

PROPOSAL FORWARDED BY THE NAVAJO OIL AND GAS COMPANY AND THE NAVAJO PETROLEUM, LLC.

DAMON DEVELOPMENT GROUP

9/26/2018

Ms. Sandra Jackson, General Manager, Navajo Petroleum

Navajo Nation Oil and Gas Company

P.O. Box 4439

Window Rock, Navajo Nation, (AZ). 86515

RE: Chinle Project Narrative

Dear Ms. Jackson,

On behalf of the Damon Development Group, LLC., I am submitting the project narrative for the Chinle Chevron Gas Station and related developments on the NOGC / Navajo Petroleum, LLC. properties located in Chinle, Navajo Nation.

NARRATIVE

The concept study was provided for a proposed gas station, potential Retail and Commercial spaces to be constructed on the existing Fenced Property located in Chinle, Navajo Nation (AZ).

The Project site is physically located on the North side of the N7 road and is across the street from the existing Chapter house and is composed of two distinct lots. The largest buildable area that lies to the East end of the property. (See Exhibit "A")

Existing Site Conditions

Grade – The site slopes down from north to south approximately 1/2' from the NW corner to the SE corner of site. The slope fall is relatively flat. The SE corner of the site can also serve as the retention basin for site drainage. The remaining area of the site slopes from East to West and has a generally flat area near the center of the property. This area is best suited for construction of new facilities.

Utilities

Electrical Power- Power is located on site from the existing power poles and connection points. It is recommended to run the new lines in ground to serve the gas station and commercial facilities.

Water – Water is located on site and can be served from new lines off of the existing NTUA main line located on the north side of the paved road.

Waste Water – An existing 4" sewer line serves the existing facilities located on the North side of the Road. The existing main will need to be tapped into for future service to this development.

Storm Water / Drainage – Storm water drainage travels from East to West and empties into existing drainage ditches that flow to the SW. The site allows for retention ponds to be created at the SE corner of the site.

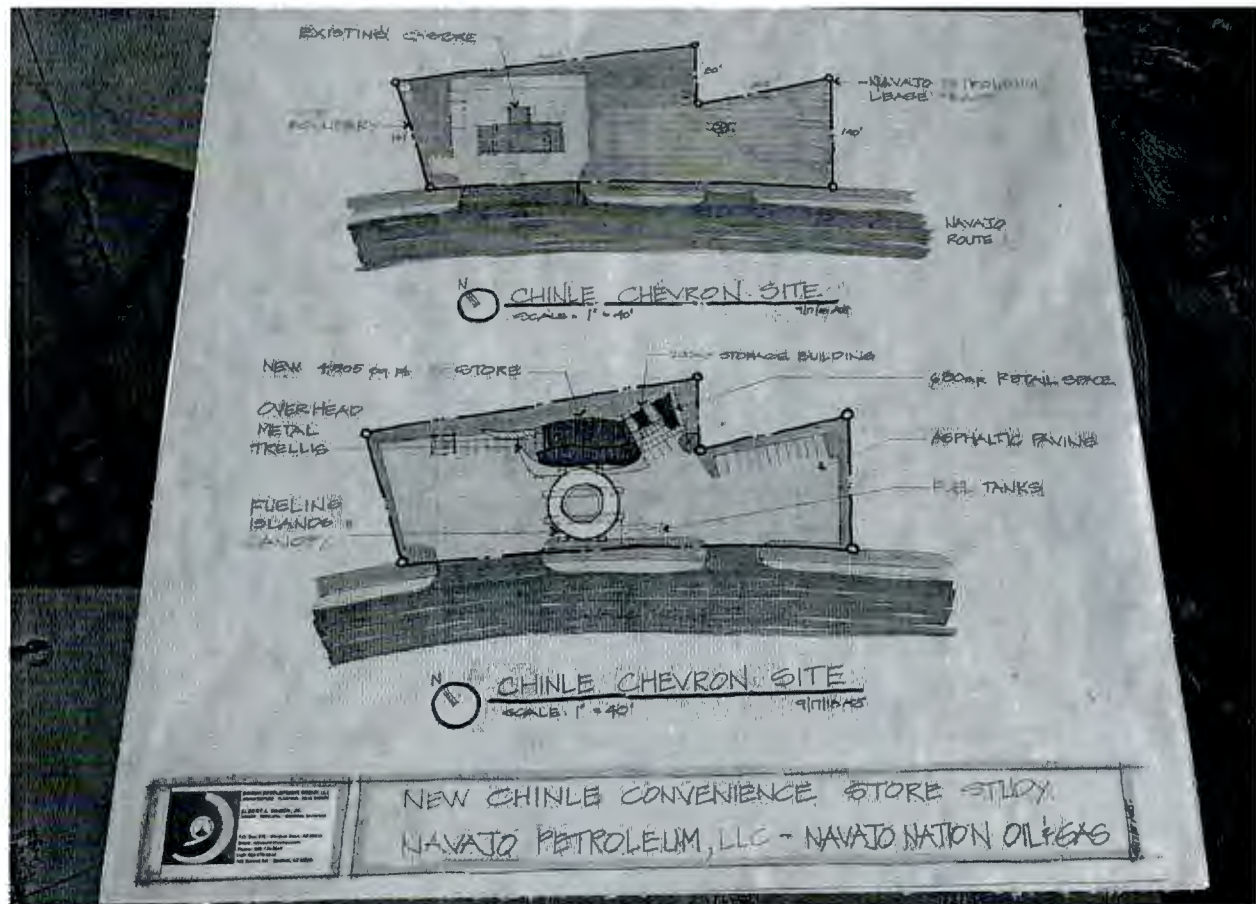
Telephone and data are available at the North end of the site and can be run to the new developments on the site. Coordination with local telephone company is required for this data connection. Frontier can serve this site from existing lines located on site.

P. O Box 575, Window Rock, Navajo Nation (AZ), 86515 / Phone: 928-278-8832 / Email: albert@damondev.org

DAMON DEVELOPMENT GROUP

Site Access

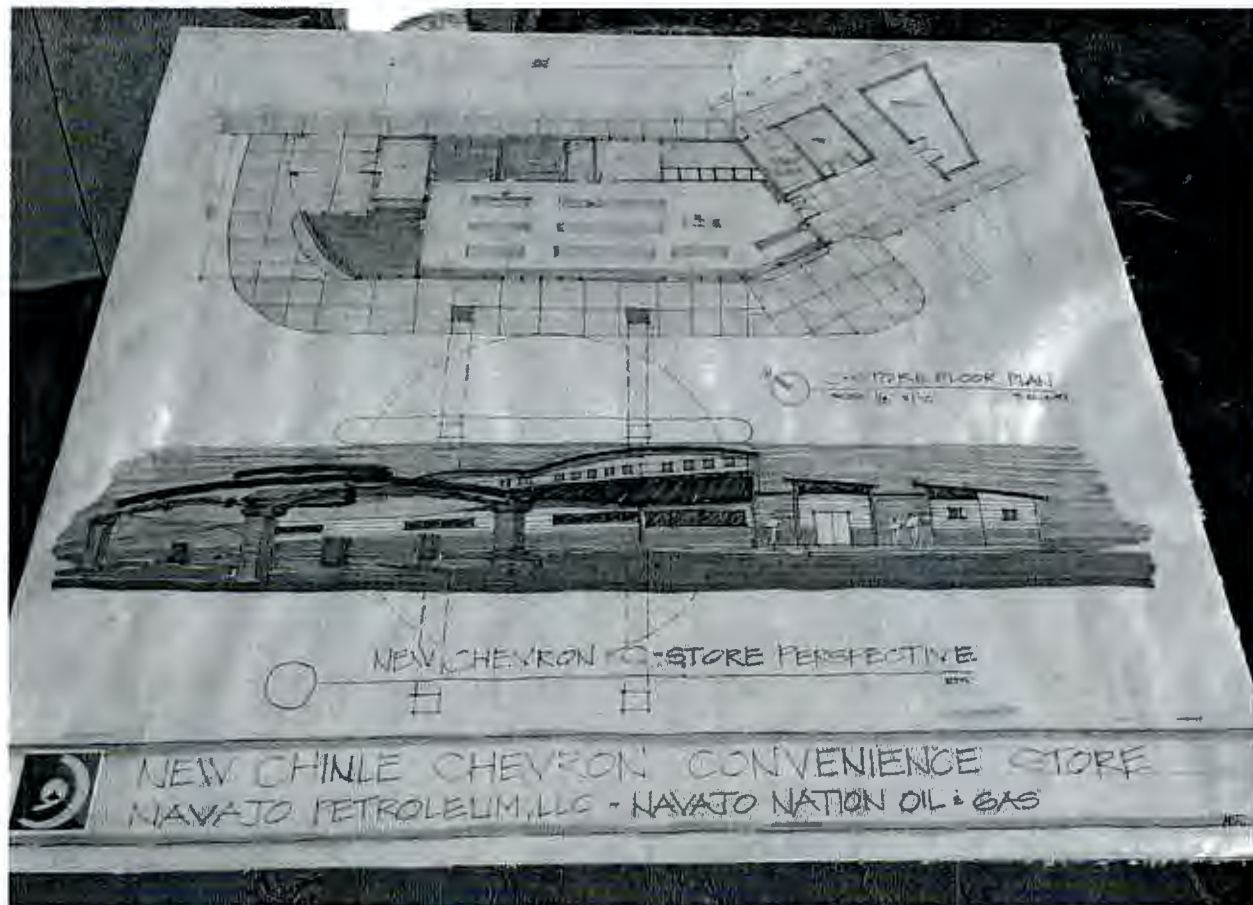
The site is to be accessed from the south via the existing street tie in from the N7 Road. A new deceleration lane is to be constructed onto the existing road to be used as an access the gas station and commercial facilities.



Conclusion

The Chinle Chevron site can generate enough area for a 4,505 s. f. gas station and commercial buildings as well as the proposed retail shops at 1,000 s. f. Total buildable area on this site is at 20,000 s.f. The available parking can support a 20,000 s. f. facility. All the utilities are in place and ready for expansion. The vehicular access has been solved and storm drainage is ready for engineering review. Additional area to the east of the property can be developed as a hay sales or small retail shops. The area to the west of the new gas station can be used as an LPG tank farm for LPG sales.

DAMON DEVELOPMENT GROUP



Cost Estimate

The cost estimate for this Gas Station facility project has been generated and is as follows:

A.	Building Cost = Gas station = 4,505 sf x \$225/sf	=	\$ 1,013,625.00
	Fueling Island Canopy = allowance \$ 925,000.00.....	=	\$ 925,000.00
			\$ 1,938,625.00
B.	Site Development Cost = (20% of A = 20% X \$1,938,625.00).....	=	\$ 387,725.00
C.	Fixed Equipment = (25% of \$1,928,625.00).....	=	\$ 484,656.00
D.	Construction Contingency = (4% of A= 4% X \$ 1,928,625.00).....	=	\$ 77,545.00
E.	Construction Cost = (A+B+C+D=).....	=	\$ 2,888,551.00
F.	A/E Fees at 8% of E= (8% X \$ 2,888,551.00).....	=	\$ 231,084.00
G.	Moveable Equipment at 10% of E= (15% X \$2,888,551.00).....	=	\$ 433,282.00
H.	Offsite Costs= (allowance at \$ 250,000.00).....	=	\$ 250,000.00
I.	Legal/Administration= 2% of E = (2% X \$ 2,888,551.00).....	=	\$ 57,771.00
J.	Owners Reserve = 3% of E = (3% X \$ 2,888,551.00).....	=	\$ 86,656.00
K.	Project Cost = (E+F+G+H+I+J).....	=	\$ 3,947,344.00

DAMON DEVELOPMENT GROUP

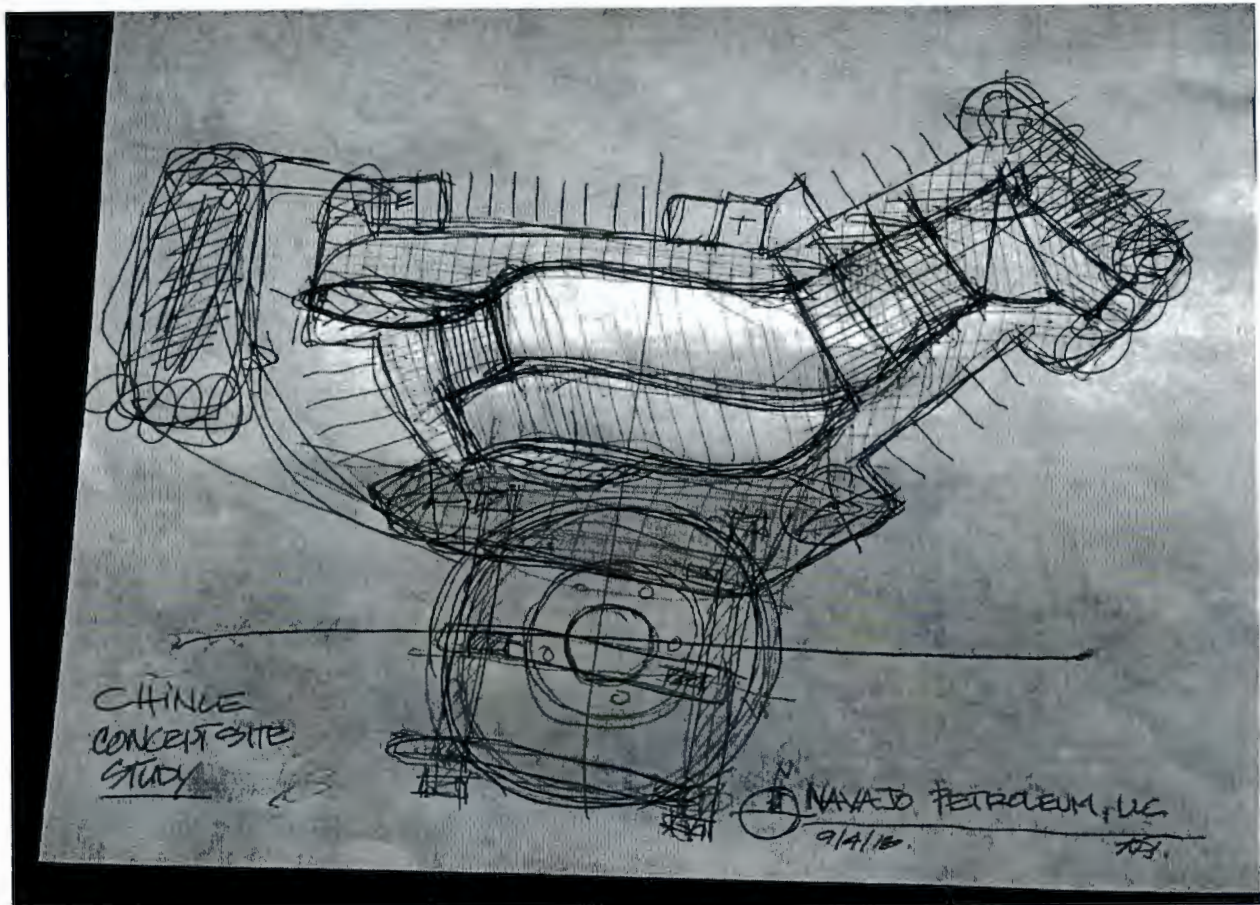
We appreciate the opportunity to provide concept direction for your properties in Chinle. Damon Development Group is ready to assist in all you're planning and development studies to build a better Navajo Nation. Thank you for your time and assistance, please do not hesitate to contact me directly for additional information regarding this concept development.

Sincerely,

Albert A. Damon Jr.

General Manager, Damon Development Group, LLC

Cc: Exhibits A, file



Concept sketch to start the planning process.

BEE AKID BAA AHOODZANI, INC.

Post Office Box 127 Pinon, Arizona 86510 (928) 725-3710/3711 FAX (928) 725-3712

April 30, 2013

Lyle Frederickson
Great Western Bank
1725 North Arizona Avenue
Chandler, Arizona
(480) 422-2947

CONFIDENTIAL

DRAFT

RE: Bee Akid Baa Ahoodzani, Inc., a not-for-profit corporation of the Pinon Chapter Government, Economic and Market Feasibility Profile

Dear Mr. Frederickson:

I. BACKGROUND INFORMATION OF PINON CHAPTER

Bee Akid Baa Ahoodzani, Inc., the corporation, hereby submits the following Economic and Market Feasibility Profile for the development of the Intergovernmental Office Complex to bring about an economic opportunity for the Pinon Chapter Government.

Under the Local Governance Act (LGA), the Navajo Nation Council legislated a quasi-self governance of local chapter government to self-determine in all facet of localized government including but not limited to economic endeavors. Furthermore, under the LGA programming, certified chapters, which Pinon Chapter was certified in February 2012, certified chapters are given the opportunity of "alternative form of government" meaning that to create localized government to carry out the LGA mandate inclusive of alternative funding to carry out services and programming.

Pinon Chapter has incorporated a not-for-profit corporation under the umbrella of the Navajo Nation's Business Regulatory Department, Incorporations Department, to secure grants, loans, guaranteed loan opportunities, and the like, directly to the chapter receivership, namely: Bee Akid Baa Ahoodzani, Inc., by passing the Navajo Nation Council receivership responsibility to chapter government, and its departments.

II. THE ECONOMIC ENDEAVOR OF BEE AKID BAA AHOODZANI, INC.

In this economic endeavor, the Pinon Chapter has decided that through the organization and incorporation of Bee Akid Baa Ahoodzani, Inc. it would secure a business site lease in Pinon to develop an Intergovernmental Office Complex. This economic effort would provide a lease/rent on a long-term basis office space to the Navajo Nation, Bureau of Indian Affairs, Navajo County and state of Arizona divisions, departments and programs for the delivery of services and programs to the Pinon area or the regional area. These programs represented totals 20 programs to lease space in the Intergovernmental Office Complex. Pinon currently has a population of 4,300 permanent residents while the surround regional area represents a population of 10,069 residents, to wit, by these programs are services and programs delivered to the area residents.

Currently, most of the programs are located in Chinle, Window Rock, and other areas outside the Pinon Community for which the local residents to travel for services. These programs are funded yearly for office space lease or rental. The average space desired is approximately 2,400 square feet per program totaling approximately 48,000 square feet with another 16,000 in commons area usage (64,000 square feet).

A. Assumptions for the Project Cost

1. Construction Cost = \$12,160,000

Cost of the project represents building construction cost of \$11,673,600 that includes the office complex, parking lot and outside lighting throughout, and landscaping; Architectural and Engineering Fees of: \$486,400.00 (\$12,160,000).

Cost of Construction to be paid back over a 5 Year loan with interest with a 90% Loan Guarantee.

2. Income to be Generated by Office Complex

Average square footage cost for Navajo Nation lease - building and/or office space = \$15.00 - \$22.00

The amount is determined base on footage, commons area, and other additional cost in the lease.

Low End Cost: 64,000 SF X \$15.00 p/SF=\$960,000
Monthly Income and Annual Lease Income:
\$11,520,000.

High End Cost: 64,000 SF X \$22.00 p/SF=\$1,408,000
Monthly Income and the Annual Lease Income:
\$16,896,000

Low End 5 Year Income: \$57,000,000

High End 5 Year income: \$84,480,000

3. Assumption Supported by the Whippoorwill Regional Business Development Office, Division of Economic Development, THE NAVAJO NATION, Economic and Market and Feasibility Study of December 2012 for the Pinon Intergovernmental Office Complex.

(a.) Program Commitments of 20 or more namely the following programs:

- (1.) Arizona Commission for Deaf and Hard of Hearing
- (2.) U.S. Supplemental Security Income
- (3.) Economic Security Administration
- (4.) Family Assistance Administration
- (5.) W.I.C
- (6.) Food Stamp Program
- (7.) Arizona DMV
- (8.) Office of Navajo Labor Relations
- (9.) DNA Legal Services
- (10.) Navajo DOT
- (11.) Navajo Department of Behavioral Health
- (12.) OSERS
- (13.) Navajo EPA
- (14.) Navajo County Sheriff
- (15.) Child Support and Enforcement
- (16.) Navajo Office of Vital Records
- (17.) Office of Navajo-Hopi Land Commission
- (18.) Navajo Youth Detention
- (19.) ICWA
- (20.) Other Bureau of Indian Affairs Offices
- (21.) Other state of Arizona Programs

(b.) The RBDO Economic and Market Feasibility

Study shows a market square foot rate of between \$15.00 and \$45.00 for office space lease and rent on the Navajo Nation and surrounding communities to the reservation, i.e., Gallup and Farmington, New Mexico and Page, Holbrook and Flagstaff, Arizona.

The assumption used in this Economic and Market Feasibility Profile is based on the Low End lease rental rate upward to a medium lease rental rate of \$22.00, not the \$45.00 contained in the RBDO analysis.

- (c.) the above programs are obligated by law and by contract grant(s) to provide services and programming to the Pinon Community and surrounding communities. Currently, they are not located in Pinon for the lack of office lease rental space - opportunity.

III. STRATEGIC PLANNING FOR THE DEVELOPMENT OF THE
INTERGOVERNMENTAL OFFICE COMPLEX

- A. Meet with Lyle Fredrickson, Great Western Bank, Chandler Arizona on the Economic and Market Feasibility Profile of the Intergovernmental Office Complex development.

Action: In progress - Meet on April 30, 2013

- B. Completion of the Business Site Lease Permit with Whippoorwill Regional Business Development Office.

1. Clean up of business site.

Action: In progress - Meet with Tony Little
Completion by June 2013

- C. Completion of the Incorporation of the Bee Akid Baa Ahoodzani, Inc. with the Navajo Nation Business Regulatory Department, and a subsidiary for-profit Business, BBA Community Economic Development Corporation.

Action: Completed

- D. Passage of the Pinon Chapter Resolution to Support the Bee Akid Baa Ahoodzani, Inc. as a not-for-profit arm of the Pinon Chapter as an "alternative form" of government to securing funding for the Pinon Chapter programming.

Action: Completed

- C. Complete a Strategic Market Plan with appropriate Management by Objective approach to the completion of the Intergovernmental Office Complex.

Complete a Schematic Master Plan

Action: Completed

- E. Development and Complete a BUSINESS PLAN and a FINANCIAL PLAN for the Intergovernmental Office Complex development and construct.

Action: Completion by June 2013

1. Meet for a final time with Gary Mack, Rural

*Want to clean up
Site - Rural Development*

Development's 90% Guaranteed Loan Program and
Lyle Fredrickson, Great Western Bank.

Action: Completion by July 2013

2. Submit Business Plan and the Financial Plan for the project with the appropriate Project Management Plan to ensure completion of the project.

Action: Completion by July 2013

- F. Development and Complete of a Project Management and Construction Plan with project control in the disbursement of any fund thereto.

1. Select a Project Manager

Action: Completion by August 2013

* Procurement
Policy
& set up master
lease program.
(CLUPC)

"MARKET AND ECONOMIC FEASIBILITY STUDY"

**FULL
PINON COMMUNITY**

FINAL REPORT

NOVEMBER 7, 2014



Submitted To: Tony Little
Program Manager
Whippoorwill Regional Business
Development Office
Division of Economic Development
THE NAVAJO NATION
Post Office Box 1004
Pinon, Arizona 86510
(928) 725-3707

Submitted By: Indian Affiliates, Inc.
Frank Talker
Vice President of Operations
Post Office Box 1138
Window Rock, Arizona 86515
(928) 729-2832



100% Navajo Owned & Managed

INDIAN AFFILIATES, INC.

Buy Indian - Indian Preference

November 5, 2012

Tony Little
Program Manager
Whippoorwill Regional Business Development Office
Division of Economic Development
THE NAVAJO NATION
Post Office Box 1004
Pinon, Arizona 86510

RE: Final Report for the Market and Economic
Feasibility Study for the Community of Pinon, the
Former McGee Traders Business Site

Dear Mr. Little:

Indian Affiliates, Inc. (IAI) provides this Final Report as contained in the scope of work to be performed for the market and economic feasibility study referenced above, Contract Number C09684.

Indian Affiliates met with the Pinon Chapter government officials concerning this feasibility study as well to provide information of the work being provided by your office and to secure information pertaining to the development of the business site known as the former McGee Traders. Pinon Chapter government is a Certified Chapter government certified under the Local Governance Act with completed land use plans and development strategies in the community.

Indian Affiliates completed a survey by phone and **en personam** to secure the most reliable data/information for the lease and development of an Intergovernmental Office Facility.

The following is the Final Report.

Sincerely,

Frank Talker
Vice President of Operations

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Former McGee Trader Business Site
Final Report

I.	INTRODUCTION OF THE MARKET AND ECONOMIC FEASIBILITY STUDY	SECTION 1.
II.	EXECUTIVE SUMMARY	SECTION 2.
	A. Description of the Project	
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	C. Alternative Form of Government	
	D. Relationship to Surrounding Communities	
III.	MARKET AND ECONOMIC DESCRIPTION OF THE "INTERGOVERNMENTAL OFFICE COMPLEX"	SECTION 3.
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	B. Competitiveness of Leasing and Rental	
	C. Market Potential	
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	E. Government Program Access	
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I. Introduction of the Market and Economic Feasibility Study

The Whippoorwill Regional Business Development Office solicited proposal from consultant firms to provide a market and economic feasibility study (study) for the Pinon Community in the development of a Multi-Purpose Office Complex. The Pinon Community desires an office complex having potential capacity to complex office leasing and rental of 8-10 Navajo Nation, state of Arizona, Navajo county and other Federal resource programs with a conferencing center. The former McGee Traders business tract is the available site for this development with existing utility infrastructure.

The market and economic feasibility study is to evaluate the Pinon Community and the surrounding regional market comprising 6 different smaller communities or chapter governments, which, with their presences in Pinon fosters economic development.

The intent of this study is to determine the feasibility of the development of this Multi-Purpose Office Complex for the Whippoorwill Regional Business Development Office(RBDO) economic development strategy and initiative that it may proceed with the findings of this report.

Indian Affiliates, Inc., a management consulting firm, certified by the Navajo Business Regulatory Department as a PRIORITY ONE firm was awarded the contract, and a notice to proceed issued on September 26, 2012.

On October 15, 2012, Indian Affiliates met with the Chapter leadership of Pinon Chapter with a representative from RBDO to notify the Chapter of the intent of RBDO and the hiring of Indian Affiliates as consultant to this project. In the interim and thereafter, Indian Affiliates gathered data and information for analysis to determine feasibility of the aforementioned project, and as a result, on October 23, 2012, a Draft Preliminary Report was provided for review and input by the Pinon Chapter officials and RBDO for the final report.

The Final Report was delivered on November 5, 2012, with final discussion with the Pinon Chapter government and RBDO on November 5, 2012 as well.

II. Executive Summary

A. Description of the Project

The use of a feasibility study is to determine by assessment the use of a particular site to successfully generate monies from the sale of a particular product or service. In the instant study, Indian Affiliates completed the gathering of data and information to analyze the potential of developing an Intergovernmental Office Complex on the former McGee Traders business tract in Pinon Community. This initiative included the understanding of the Whippoorwill RBDO's economic strategy for the Pinon and surrounding region to foster economic development in a planned approach.

The proposed development of the Intergovernmental Office Complex would be to developed for leasing and/or rental of office space for a variety of public programs or service related delivery of existing programs within the Navajo Nation government; the state of Arizona programs, basically for low to medium income people; the Navajo County of Governments services which provides to Navajo County residents of which the Community of Pinon is serviced; and other federal programs currently available in primary growth centers on the Navajo Nation.

Generally, most chapter communities average 1,000 - 1,500 local residents, and sometimes more, depending on services for which other community residents might come to a given community. For example, Pinon has constructed the Pinon Unified School Districts based on the approximate 10,000 people/6 communities who belong to the school district. And based on information gathered from the Navajo Nation, approximately 45% of the population is below poverty level, represented by an average income of \$12,000.00 per year for a family of four (4). By the information gathered, these income and social living index factors means that service for this low income category of residents in this region is available, but mostly in the Chinle Community, and these people are burdened with an additional negative hurdle for non-service because of distance and the long commute to Chinle. Indeed, present growth in the Pinon area was not considered in the early 1950s

when the Chinle Area was derived into a government service area; and now, the development in Pinon has caused such consideration to become outdated. Such services includes the following but not limited to what is listed below: Arizona Commission for the Deaf and Hard of Hearing; U. S. Supplemental Security Income; Social Security Administration; Economic Security Administration; Family Assistance Administration; WIC; Food Stamp Program; Motor Vehicle Division; Office of Navajo Labor Commission; Navajo Department of Transportation; DNA Legal Services; Navajo Department of Behavioral Health; OSERS; Environmental Protection Agency; Navajo County Sheriffs Department; Child Support and Enforcement; Navajo Office of Vital Records/Census Office; Navajo Department of Workforce Development; Office of Navajo-Hopi Land Commission; Navajo Department of Corrections and Public Safety Department; Navajo Nation Circuit Court and Youth Detention Program; ICWA Navajo Children and Family Services; and other Bureau of Indian Affairs programs, and Indian Health Services; and much more.

All of these programs would generate monies for lease and rental of office space in the Intergovernmental Office Complex that would increase economic development and growth in the Pinon Community by bringing into the Pinon Community increased disposable income.

B. Business Modeling for Success

During the meeting of October 15, 2012 with the Pinon Chapter and RBDO, based on draft preliminary report assessment and consideration of the scope of work requested by RBDO, Indian Affiliates suggested that this particular development of the Intergovernmental Office Complex be considered in the following business modeling to assist RBDO in solicitation by request for proposal for the business site and to assist the potential or selected lessee to generate a business plan and required financials:

1. A venture by a Navajo business owner. This approach would gender the development of a business plan and financial projections based on the financial capacity of the Navajo

business owner. Under this model, the individual would secure whatever loan to do the development based on the individuals financial capacity and net worth capacity. It is possible that based on financial bank declination of three (3) financial institutions, the individual could submit for financial assistance through the Bureau of Indian Affairs (BIA) Loan Guarantee Program; and the BIA would then solicit a bank, any bank, to provide the loan guaranteeing the loan at 90% creating a risk factor by the business owner of 10%. Such banks is known to the BIA, having developed this relationship, and the bank understanding the BIA loan guarantee program for the Navajo Nation. In this fashion, it is possible that a Navajo business owner could become the owner and developer of the Intergovernmental Office Complex.

2. **A venture by a non-Indian business owner.**
This approach would gender the development of a business plan and financial projections based on the financial capacity of the non-Indian business owner, absent the BIA guaranteed loan. All collateralization and capacity to finance would be based on the financial being and strength of the business owner and the potential venture.
3. **A joint-venture between a Navajo business owner and a non-Indian business owner forming a joint venture partnership.**
Such a venture would endow the joint venture the capacity of the BIA guarantee loan of 90% loan guarantee, as long as the partnership is a 51%/49% configuration, with the Navajo business owner enjoying the majority ownership capacity, and the result of the loan benefiting a Native populace.
4. **The fourth venture capacity to consider is that the Pinon Chapter government developing a not-for Profit or a for Profit corporation, as a venture.**
Such a capacity to respond and secure the opportunity to develop the Intergovernmental Office Complex can be realized. Such a

venture would enjoy the blessings of the BIA 90% guarantee loan program, and possible other similar programs that do not require loan denials, such as the U.S. Department of Agriculture's Rural Development Loan Guarantee Program, specifically designed to assist Indian tribal governments or Indian organizations serving Native American populations. Such a program includes the 90% loan guarantee and also a grant program based on the size of the project.

5. **The fourth venture capacity can joint venture with a non-Indian business man or organization.**

This model has all the capacity as the venture by a chapter government, but it is created mainly for two reasons: (1.) financial capacity and (2.) management capacity. This joint venture could possibly be with another Certified Chapter Government, a Non-Indian partner, or another Navajo partner.

This market and economic feasibility study analysis will focus on these approaches for two reasons: (1.) is to assist the RBDO to understand and to expect a certain type of response to the announcement it will make for a Request for Proposal, and (2.) is to endow the Pinon Chapter an opportunity of envisioning such a venture to generate additional monies outside the Navajo Nation government annual funding program, while the chapter is controlling and becomes the master of its developmental strategies.

C. **Alternative Form of Government.**

Referencing **26 Navajo Nation Code**, Navajo Nation Local Governance Act, recognizes governance at the local level defining duties and responsibilities of chapter officials allowing decision making over local matters improving the community. Such action was authorized by **Resolution CAP-34-98**. In **Section 2. (4.)** is states "Alternative form of Chapter governance" means to give a new design, function or organization to the existing Chapter government. Under **Section 103. Chapter Authority (D.)** All chapters, by chapter resolution, may

exercise the following authorities, including but not limited to: (12.) **Generate revenue through means established by the chapter consistent with this Act.** (E.) Chapters may adopt the following ordinances pursuant to Sections 2001 of this Act. (6.) **An alternative form of chapter governance based upon models provided by the Transportation and Community Development Committee** of the Navajo Nation Council.

Based on this information secured and analyzed, the Pinon Chapter, for the purpose of responding to this future announce of developing and managing an Intergovernmental Office Complex, is for the purpose of generating revenues for the chapter. Furthermore, the alternative form of government, though the chapter might continue to exist as a chapter as it is certified under the Local Governance Act, it does not preclude the chapter from incorporating a not-for profit or a for profit type of business enterprise in in the name of the chapter by chapter resolution to generate revenues in the name of the chapter.

Such decision and action should become apart of the market strategy of the corporation as well as in the chapter goals and objective strategies that should be realized to the intent and purpose thereof.

D. Relationship to the Surrounding Communities.

There are six (6) different chapters surrounding the Pinon Community with a population base of 10,069, data secured by the Pinon Chapter Land Use Plan, the Navajo County Statistical Department, records from the Navajo Office of Workforce Development, and Navajo Nation Community Development's Statistical Database. Most of the surrounding communities' children are enrolled in local BIA schools and the Pinon Unified School District. Furthermore, within the daily driving of most local surrounding community members, those members utilize the Bashas Shopping Center in Pinon with anchor business, i.e., Wells Fargo Banking, restaurants, Laundromat, convenience store and gas station daily.

Pinon supports the only grocery store/super market

in the surrounding communities as well supporting the only Conoco Gas Station and Convenience Store, and the gas station has a contract relationship with some of the schools to provide bus fuel.

The Health Center - Clinic is located in Pinon for the surrounding community, and some farther out away from the community.

Other government based service organization exist in Pinon or nearby, i.e., Arizona Economic Security Office, Navajo Housing Authority Housing Management Office, the U.S. Post Office; and these offices brings clients into Pinon.

The bases of this market and economic feasibility study is to determine the likelihood and success of an intergovernmental Office complex, bringing in more service oriented government programs thereby creating economic development with the increase in consumer buying in the local Pinon Community impacting the regional economic market area. For example, in this study, the amount of monies available for services and for employment creating an expendable income is approximately \$55,197,253.00 with approximately 80% leaving the Pinon Community totaling \$44,157,802.00, leaving behind only approximately \$11,039,451.00 in expendable income for all the employees in Pinon and surrounding communities. Based on the Navajo Nation Division of Economic Development, the Navajo Nation Workforce Development Office, information gathered from the Navajo County of Government and the Office of Navajo Tax Commission, approximately 90% leaves the Navajo Nation to surrounding towns like Gallup and Farmington, New Mexico; Flagstaff, Winslow, and Holbrook, Arizona; and even Page, Arizona for markets supporting Walmart and Sams Club type of markets. This equates to \$9,935,506.00 being exported to off-reservation markets, and leaving an approximate balance on the Navajo Nation of \$1,103,945.00, of that balance remaining, a majority of the monies is exported to Chinle and Window Rock, Arizona of approximately \$883,156.00 leaving a the approximate final balance in the Pinon and surrounding community of approximately \$220,789.00; this equates to \$21.96 for each of the 10,069 Pinon Community and surrounding community membership.

This is an alarming economic condition based on the monies generated in the Pinon and surrounding community. Economic development must be increased, and the development of the Intergovernmental Office Complex should diversify the community with a resurgence in economic development from a private sector perspective. Based on the study, this should enhance economic development thereby increasing economic opportunities into a variety of endeavors.

III. Market and Economic Description of the "Intergovernmental Office Complex"

A. Description

The Pinon and surrounding communities have a population base of approximately 10,069 residents. Of this population approximately there exists a 40% to 50% unemployment, mainly for the lack of employment opportunities. The area described lacks in economic opportunities mainly because the approach by the Bureau of Indian Affairs and the Navajo Nation was to provide all service delivery programs in major economic centers confined to primary growth centers, while the population has steadily increased over the last 15 years in non-growth centers, i.e., Pinon, Dilkon, Ganado and so forth.

For example, the ages of children between the ages of 0 to 17 represents a 37% age bracket in Pinon. The concept in development in Pinon is then education driven with children related service programs that must be improved and increased based this information of population growth. Furthermore, the age index of between 18 to 64 represents a 55% age bracket, this is representative of employment and life sustainable responsibilities. This leaves the over 65 age index which is an 8% age bracket which elicits certain services relative to that age.

Of the ages 18 to 65 years and above, represents a high categorical service programming presently lacking in Pinon which must be met in either Chinle or Window Rock, Arizona, thus, causing a lack of service or an under service to the Pinon and surrounding communities. It is for this purpose the market and economic feasibility study is performed to determine the feasibility of an Intergovernmental Office Complex thereby increasing economic development.

The Pinon Chapter is working with the Chinle District Court and has managed to open a branch of the court in the old Bureau of Indian Affairs School Building; and in like manner, the Chapter has been working on a new police department facility. Such action is reachable considering the development of such facilities and programming

in Pinon that would compliment other service delivery programs willing to location in the Intergovernmental Office Complex.

B. Competitiveness of Leasing and Rental

Presently, there is a tremendous lack of office space for lease and rental by governmental agencies as described in this study. Indeed, many of the current service providers are unwilling to relocate an office because of the granted monies requires that the designation and use of grant monies be used for lease or rent, not for the purchase of a building.

Therefore, the development of the Intergovernmental Office Complex is supportive of this economic endeavor while massaging a potential economic increase in the Pinon Community, and increasing public services to the population at large in the region.

C. Market Potential

Indian Affiliates took the initiative and contacted approximately 22 service providers regarding the future availability of office space for lease or rent, and it received a 100% desired response for such leasing and rental opportunity to bring certain services to the Pinon region. Moreover, the Navajo Department of Workforce Development (NDWD) pays an annual lease in Chinle of \$600,000.00; certain staffing and a portion of the annual rentals could be paid and service provided in the Pinon area of that amount lease fees and annual disposal income for the employees. NDWD is willing to relocated a portion of staff to Pinon if office space were made available.

D. Potential Sales

The study has secured reliable information from which Indian Affiliates completed this analysis. Such information and data was gathered by telephone interviews directly with businesses and organizations providing lease and rental of office space on the Navajo Nation currently. The cost is set by straight lease with lessees responsible for utilities with little or no management thereto;

and was cost also determined with maintenance and management fees included with utilities. The cost equates between \$15.00 a square foot to a high as \$45.00 per square foot; this market cost is equivalent to areas like Page, Holbrook, Show Low, Arizona, and Farmington and Gallup, New Mexico.

Furthermore, interviews were completed with businesses like Navajo Nation Shopping Center, Inc., Navajo Nation Hospitality Enterprise, Inc., Navajo Nation Oil and Gas Company, Inc., and others.

E. Government Program Access

All programs interviewed on the Navajo Nation as well as state of Arizona component service providers all receive federal grants annually to effectuate public programming, i.e., WIC, unemployment program, DNA Legal Services, Navajo Department of Workforce Development, and so forth, and, included in annual funding grants includes monies specific to carrying out service for lease or rental of office space. This fact holds true also for county or other federal programming.

Included in grant funding, especially those received by the Navajo Nation, funding cannot be used to buy an office or to construct an office; consequences is that a program or the Navajo Nation would have to repay the funding if discovered. Thus such activity as described in the aforementioned project for the development of the Intergovernmental Office Complex is very much achievable for government access into the Pinon Community and also includes economic potential for a population base of 10,069.

Currently, the lack of office space for lease or rental inhibits such decisions for service providers to move into the Pinon Community choosing rather, to deliver services from Chinle or Window Rock, Arizona.

F. Technical Feasibility

A preliminary determination of facility size is important to engender need and the potential amount of monies needed to develop the Intergovernmental Office Complex. Furthermore,

additional anchors to the development might be considered, maybe within the complex itself, for example, office supplies, binding of material, and a copy center (Navajo Nation Records Management Department). It is for this intent this portion of the study is completed to engender into the reviewers the ability to maximize the potential development capacity and to view the development in the leveraging of economic potential locally and regionally.

1. Facility Needs

The current potential size of the Intergovernmental Office Complex represents a building square footage between 20,000 square feet to 44,000 square feet. Such a concept and development strategy might include factors for the amount of funding capacity to an almost guaranteed commitment of leasing/rental amount from a certain program. Such an approach can be completed by a phase development as well; these commitments can be used to leverage financial capacity in the financial plan to be developed.

Developmental office component in complexing office space is a shared commons area, with a possible reception area for some lessees while the remainder can be accessed directly, for the purpose of control if needed. Public restrooms is a mainstay in such a development with adequate access and with plenty of space for public use. A conferencing space is a must, with a potential of maybe one large holding 100 people, and two smaller rooms for 50 people each. The facility for lack of site space might require development upward, storing the office with proper access from the outside and proper amount of exits. With the potential employee capacity access daily of 44 staff to 88 staff for the complex, similar space is need for parking as well as the public coming into the facility daily. Proper turn-in and turn-outs have to be considered; if federal grants are being used (for construct or service programming), then handicap access has to be included in the design and development of the facility.

2. Facility Technology

A key ingredient to developing such a large office complex is the infrastructure, the blood vessels and artery of the building, namely utilities. This includes power and water for the building and a waste system based on use. Furthermore, all service providers will be employing computer technology, therefore, access for all this infrastructure must be determined in advance and to also determine additional space for growth already designed and in place. Proper amount of water use determination sets pressure and a proper fire suppression/sprinkler system to meet insurance purpose but also safety of people and property. The design should consider additional future growth if need be.

3. Availability and Suitability of Site

The current McGee Traders business site is available and suitable for this development. Proper planning and consideration of use and growth will assist in proper design and development. The site has all utilities available and primary road access is present. Other ancillary businesses and programs are available to the facilities.

IV. Current Market and Economic Analysis

The current market and economic in office lease and rental market is virtually non-existent in Pinon. For example, the Chinle District Court has a temporary office agreement with the Bureau of Indian Affairs facilities for space, but they cannot modify or make any type of changes even on the wall. Thus, this destroys the ability to upgrade based on need for their technology to deliver a service to the community. They presently have no computer access or access to data needed for case load determinations and completion and adjudication of caseloads. Therefore, they have space but are unable to deliver a service to the region.

This is the current condition for most governmental service providers for office space; some have brought in office space, and others set-up temporary locations in other existing facilities, but their presents in the community is sporadic and not permanent.

The Intergovernmental Office Complex would change the whole concept service delivery as presently found by the Indian Affiliates interviews and collection of data.

V. Competition

The study has found that for the lease and rental of office space is an untapped market in the Pinon Community, but the need for office space is supported and identified. And if such a development similar to the Intergovernmental Office Complex were realized, the development would be a success, but the development would also cause economic development impacts and it would enhance economic opportunity that would be beneficial to the regional economic development strategy.

VI. Anticipated Future Market Potential

Based on the information gathered for the development of the Intergovernmental Office Complex, current potential from an economics stand point is that high percentage of the expendable income is exported from Pinon Community and the Community receives very little economic benefit for growth and prosperity. Indeed, this study proves that the development of the Complex would likely increase economic potential in certain areas like: sit down restaurant taking into consideration the 88 new staff to the complete representing a daily lunch expenditure of \$705; a \$3,520.00 weekly and a potential cost monthly of \$14,080. This amount of expendable disposable income imported into Pinon is \$168,960.00 annual income; this cost potential analysis does not include what is presently existing in Pinon.

Indian Affiliates did determine based on interviews that one small restaurant has a weekly income of \$3,500.00 or annual income of \$168,000. The largest employer in Pinon does an annual income of approximately \$480,000.00 (low threshold) to \$2,520,000.00 (high threshold); with approximately \$720,000.00 paid as employee wages.

Thus, by these examples, the monies derived out of the Intergovernmental Office Complex would ripple economic potential effecting the economic environment of the Pinon region, not to mention, the local and regional employees were hired for available positions resultant of new economic development.

VII. Potential Sources of Revenue

The information analyzed in this portion of the study is derived out of the information gathered regarding the number of potential lessees required by the square foot of space needed to serve the Pinon region, and the market value of cost for a square foot of space rental on the Navajo Nation; this market value per square foot is used in annual funding determinations by Navajo Nation programs for office space lease or rental of space on the Navajo Nation. This is the accepted methodology for the Navajo Nation Departments and programs to determine federal grant funding.

This study will follow this rule of thumb in determination of capital, credit potential, and return on investment for profitability.

A. Estimated Capital Required

The following are assumptions taken or accounted for use in this portion of the study:

1. Potential 22 lessees as determined by interview and a listing of the same contained in the Section VIII.
2. Based on the investigation of organizations leasing and renting office space on the Navajo Nation a square foot cost of \$15.00 to \$45.00 is represented base on the information contained in this study.
3. Based on the requested square footage of organizations interview, an average of 2000 square per is required equating a total square footage of 44,000 for the Intergovernmental Office Complex.

The assumptions above determine that the overall cost of the Intergovernmental Office Complex is estimated at \$9,592,000.00 construction cost and Architectural/Engineering Services fees.

Annual potential rental or lease revenues generated would be approximately \$15,320,000.00 per minus the cost to maintain and administer the management of the office complex.

A potential loan in the amount of \$9,592,000.00

could be paid in a period of five (5) years dependent upon the arrangement and negotiated stance of the owner of the complex and the willingness of the lender; this loan could be minimized in risk based on a loan guarantee of 90% or even a grant to off-balance the over cost of the project endeavor. This is based on a five-year revenue gross income of \$76,600,000.00.

B. Potential Equity and Credit Potential

This study supports the development of this complex based on the information contained in the study; the loan guarantee of 90% minimizing the risk factor of 10% is a tremendous potential in both equity and credit worthiness; and the ability of the potential owner to develop the complex with grant funding as well.

C. Return on Investment

The return on investment for the lender and the potential owner is on a very high likelihood of success given the information and the need of such a complex for ready organization willing to move into such a complex with existing funds.

The return on investment for most banking institutions is approximately 30%; and this venture exceeds that market requirement.

VIII. Market and Economic Feasibility Study Conclusion

When a feasibility study is commenced it is an important step in business development, that even, has a ripple effect of potential ancillary development opportunities resultant thereby.

Studies concluded on market and economic feasibility of businesses, Universities nation wide have determined that approximately only one in fifty businesses ideas are commercially feasible. Accordingly, a market and economic feasibility study is a safeguard against wastage of monies, time, and expenditure of investment resources.

It is based on this premise, that Whippoorwill Regional Business Development Office contracted consulting services to have a feasibility study concluded, and if the study proves successful or the likelihood of feasibility of the business, then a business plan soon follows.

It is on this intent that the Whippoorwill Regional Business Development Office has set planning goals and objectives to influx investment resources to complete a study for the Intergovernmental Office Complex, setting the stage for requesting for proposal of the business tract for further business planning; and such information contained in this study should provide an abundance of data and information for the development of a business plan.

This study contains supporting information and data retrieved specific to the development of the Intergovernmental Office Complex. Indeed, this study has included business models to enhance the ability of whomever should respond to the request for proposal in accord with RBDO programming. This information is called a market research and analysis as contained in this Final Report.

A. Recommendations

1. Commence the Request for Proposal for the lease of the former McGee Traders Business Tract;
2. Develop the Request for Proposal content

and requirements;

3. Advertise the Request for Proposal;
4. Review all incoming responses and make the most advantageous selection with an award of the lease;
5. Request for a business plan with a financial plan; and
6. While, completing the items (1.) through (5.), complete a clean up of the business tract/site.

PINON AND SURROUNDING COMMUNITIES

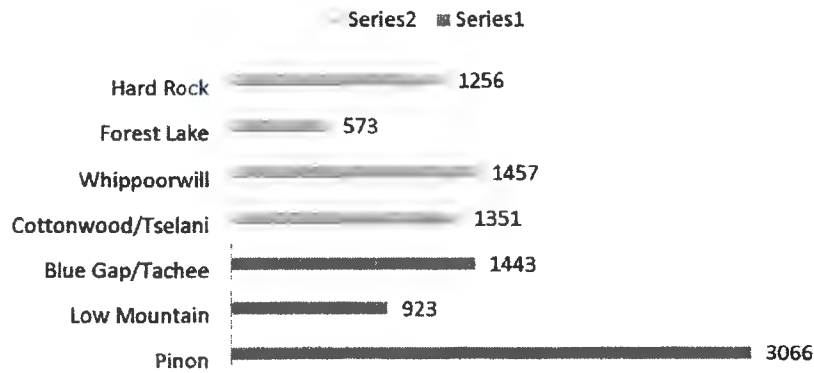


PINON
FOREST LAKE
HARD ROCK
WHIPPOORWILL
LOW MOUNTAIN
BLUE GAP/TACHEE
COTTONWOOD/SALINA
KEAMS CANYON
JEDDITO
POLACCA

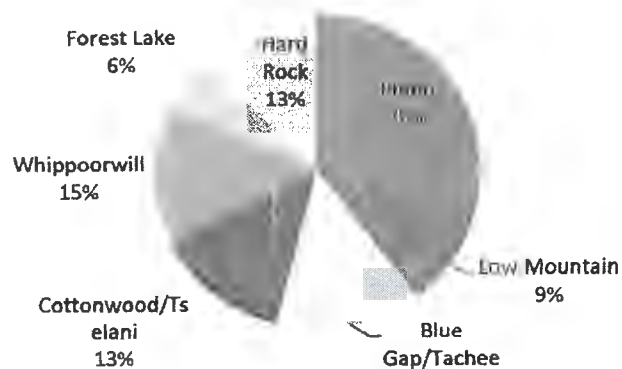
PINON DEMOGRAPHIC STUDY

<u>Area Chapters</u>	<u>Census</u>	<u>Age Bracket</u>				<u>Homes</u>		
		<u>0 to 4</u>	<u>5 to 17</u>	<u>18 to 64</u>	<u>over 65</u>	<u>Owned</u>	<u>Vacant</u>	<u>Total</u>
Pinon	3066	353	799	1726	188	741	356	1097
Low Mountain	923	101	233	514	75	229	151	380
Blue Gap/Tachee	1443	147	314	846	136	376	53	429
Cottonwood/Tselani	1351	131	435	647	138	414	296	710
Whippoorwill	1457	189	386	795	87	314	29	343
Forest Lake	573	52	118	337	66	174	119	293
Hard Rock	1256	135	318	690	113	331	261	592
TOTAL	10069	1108	2603	5555	803	2579	1265	3844

Pinon District Census



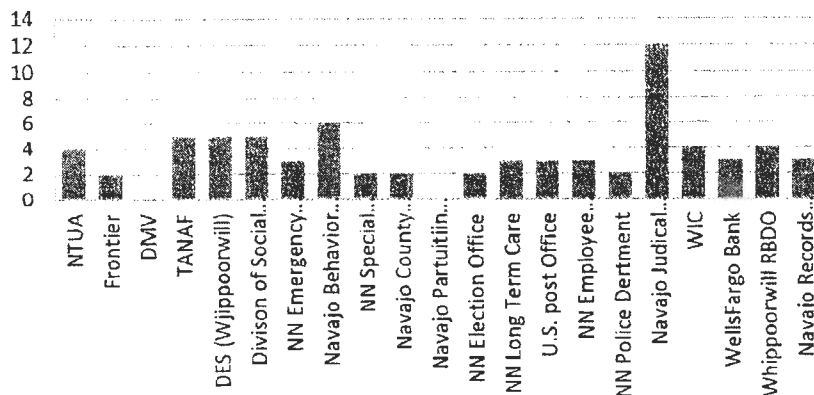
Census - Percentage



PROPOSED TENANTS NEEDING FOR OFFICE SPACE

Clients	PHONE #	Contact	Position	Address
NTUA	(928) 729-6200	Rubianne Dugi	District Manager	Chinle, AZ 86503
Frontier	(928) 871-3701	Joe Houser	Manager	St. Michaels, AZ 865
Division of Motor Vehicle	(928) 674-5655	John	Manager	Chinle, AZ 86503
TANAF	(928) 674-8194	Emmitt Begay	Supervisor	Chinle, AZ 86503
DES (Whippoorwill)	(928) 725-3488	Joann Chee	Supervisor	Pinon, AZ 86510
Division of Social Services	(928) 674-2022	Clara Tahnnun	Acting Director	Chinle, AZ 86503
NN Emergency Services	(928) 725-9681	Henry Miller	Supervisor	Pinon, AZ 86510
Navajo Behavior Health	(928) 674-2190	Susie Sartain	Supervisor	Chinle, AZ 86503
NN Special Diabetes Project	(928) 674-2422	Marian Shorthair	Manager	Chinle, AZ 86503
Navajo County Sheriff	(928) 524-4761	John James	Patrol Commander	PO Box 668 Holbrook, AZ 86025
Navajo Partition Lands	(505) 863-8256	Harold Russell	Regional Director	Pinon, AZ 86510
NN Election Office	(928) 871-6367	Johnny R Thomas	Deputy	Window Rock, AZ 86515
NN Long Term Care	(928) 674-2248	Gurtrude James	Case Management Specialist	Chinle, AZ 86503
U.S. post Office	(928) 725-3252	Lucinda Begay	Post master	Chinle, AZ 86503
NN Employee Training	(928) 674-2177	Joe Hale	Manager	Chinle, AZ 86503
NN Headstart	(928) 725-3366/3281	Rena Cody/Anita Yazzie	Teachers	Pinon, AZ 86510
NN Police Department	(928) 674-2119	Demse Harvey	Acting Captain/Lieutenant	Chinle, AZ 86503
Navajo Judicial Branch	(928) 674-2070	Vanessa Mescal	Clerk	Chinle, AZ 86503
WIC	(928) 725-3755	Leotta Begay	Manager	Pinon, AZ 86510
Wells Fargo Bank	(928) 674-3423	Ron Begay	Manager	Chinle, AZ 86503
Whippoorwill RBDO	(928) 725-3707	Tony Little	Manager	Pinon, AZ 86510
Navajo Records Management	(928) 871-5113	Mike Yazzie	Acting Manager	Window Rock, AZ 86515
Whippoorwill RBDO	(928) 725-3707	Tony Little	Manager	Pinon, AZ 86510

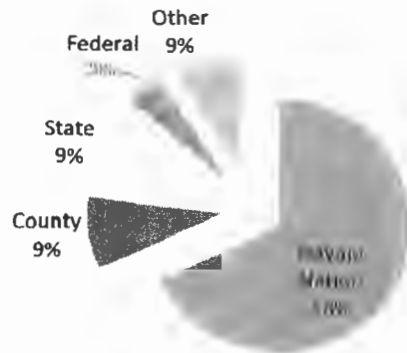
Staff Requirements



INTERGOVERNMENTAL OFFICE SPACE NEEDED (PER SQUARE FEET)

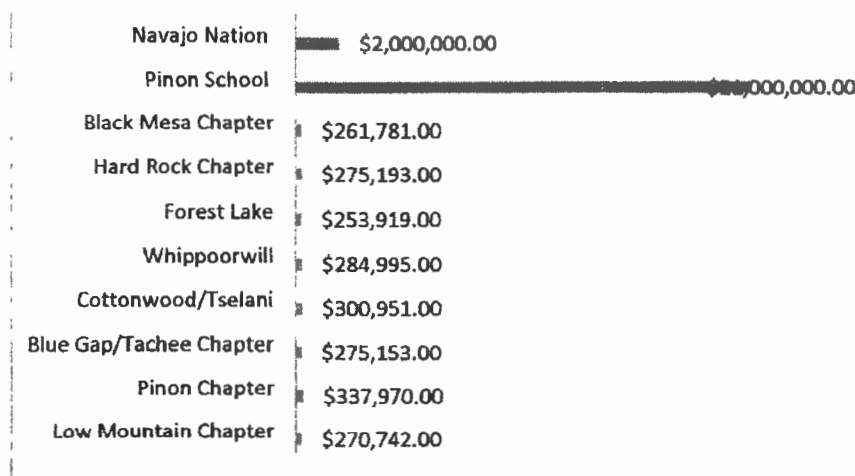
<u>TENANTS</u>	<u>SIZE (sf)</u>
NTUA	1500
Frontier	1000
DMV	1000
TANAF	2000
DES (Whippoorwill)	1500
Division of Social Services	1000
NN Emergency Services	1500
Navajo Behavior Health	4000
NN Special Diabetes Project	2000
Navajo County Sheriff	1000
Navajo Partition Lands	1000
NN Election Office	1000
NN Long Term Care	1000
U.S. post Office	8000
NN Employee Training	1000
NN Police Department	1000
Navajo Judicial Branch	5000
WIC	3000
Wells Fargo Bank	1500
Whippoorwill RBDO	1500
<u>Navajo Records Management</u>	<u>1500</u>
TOTAL	42000

Government Office Lease



AREA SCHOOL AND CHAPTER BUDGETS

Agency	Annual Budget
Low Mountain Chapter	\$ 270,742.00
Pinon Chapter	\$ 337,970.00
Blue Gap/Tachee Chapter	\$ 275,153.00
Cottonwood/Tselani	\$ 300,951.00
Whippoorwill	\$ 284,995.00
Forest Lake	\$ 253,919.00
Hard Rock Chapter	\$ 275,193.00
Black Mesa Chapter	\$ 261,781.00
Pinon School	\$ 21,000,000.00
Navajo Nation	\$ 2,000,000.00
TOTAL	\$ 25,260,704.00



Whippoorwill Regional Business Development Office Feasibility Study

Chapter:
Project Location:

Pinon
Pinon, Arizona

Contract No: 9684

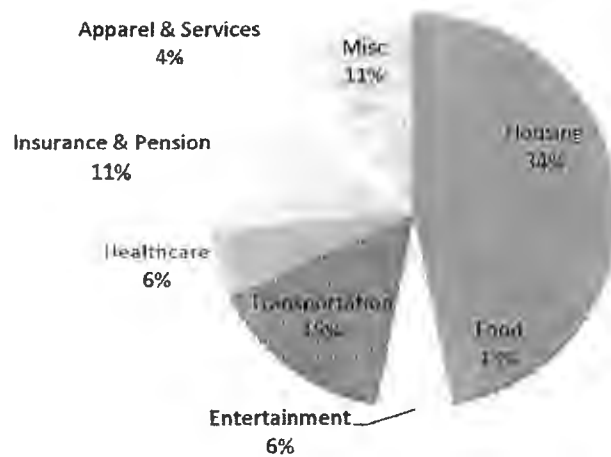
EVENTS	MONTH DAY DATE	October 2012																																			
		M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5
1	Notice to Proceed																																				
2	Preliminary Kick-off Meeting																																				
3	Planning Meeting - Chapter																																				
4	Preliminary Site Review																																				
5	Utility Review																																				
6	NTUA - Waterline																																				
7	NTUA - Sewerline																																				
8	NTUA - Electric power																																				
9	Gas - Propane/Natural Gas																																				
10	Demographic Study - Census																																				
11	Market Study																																				
12	Draft Report																																				
13	Submit Draft Report																																				
14	Submit Second Invoice																																				
15	Review Draft Comments																																				
16	Revise Report																																				
17	Duplicate Report																																				
18	Submit Final Report																																				
19	Submit Third Invoice																																				
21	Close-out Project																																				

Whippoorwill RBDG Official _____ Date _____

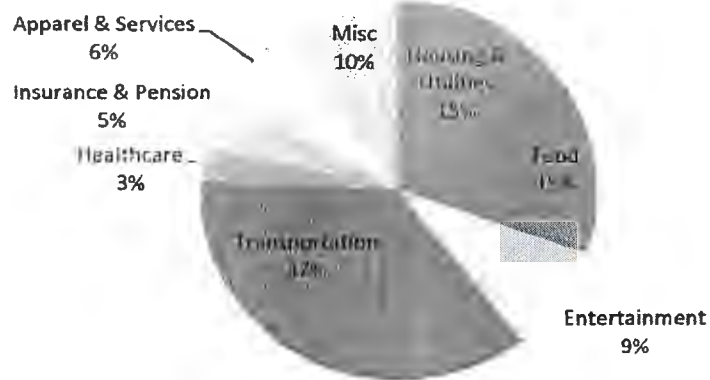
Pinon Representative _____ Date _____

Indian Affiliates, Inc. _____ Date _____

U.S. Consumer Expenses

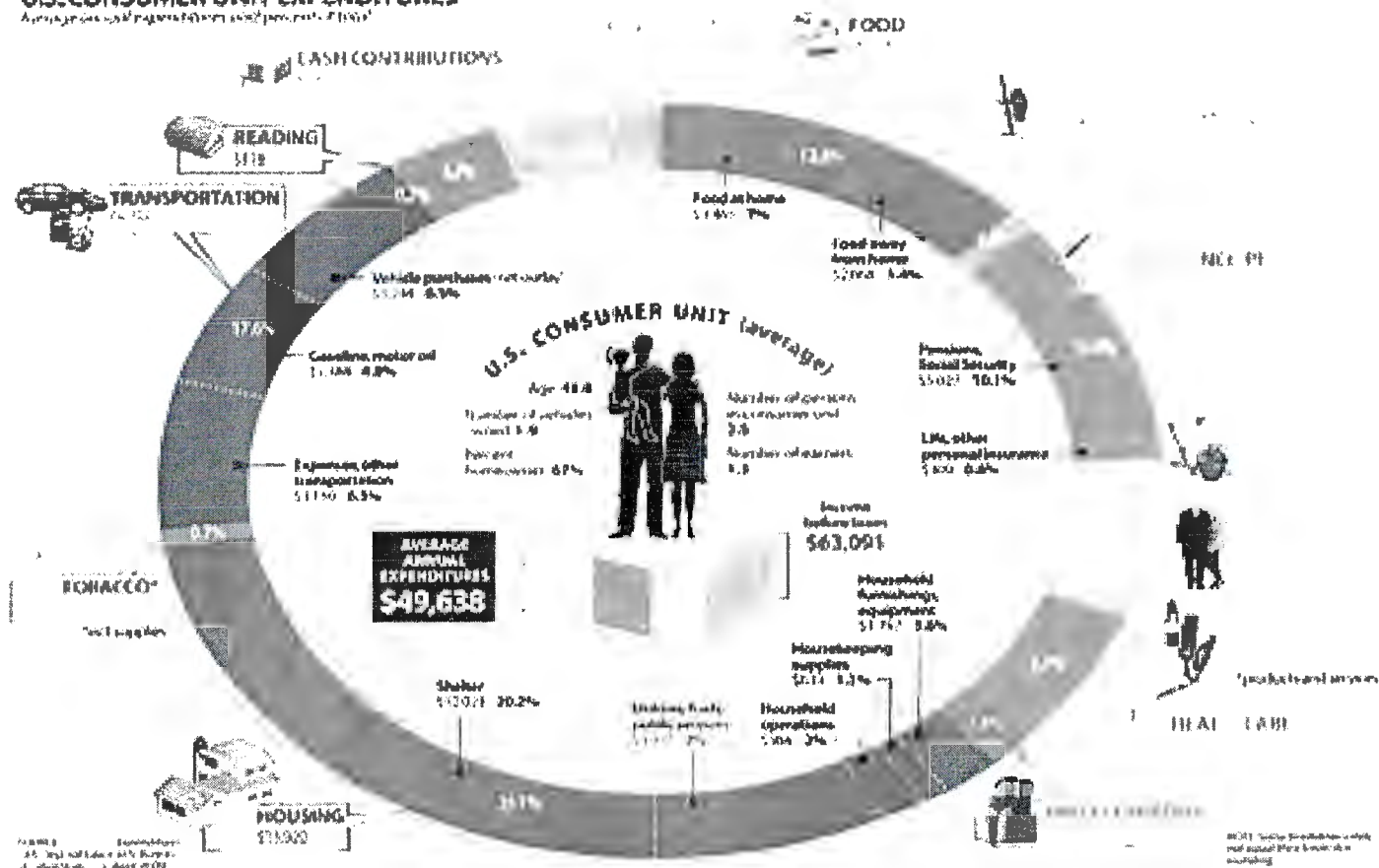


Navajo Nation Consumer Expense



The Department of Education has not approved a standard which will allow the student to be awarded credit for the three annual projects.

Arpa, p. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917



Geographic Area: Pinon Chapter, Navajo Nation Reservation
and Off-Reservation Trust Land, AZ-NM-UT (AZ part),
Arizona

Subject	Number	Percent	Subject	Number	Percent
			HISPANIC OR LATINO AND RACE		
Total population	3,066	100	Total population	3,066	100
SEX AND AGE					
Male	1,536	50.1	Hispanic or Latino (of any race)	35	1.1
Female	1,530	49.9	Mexican	26	0.8
			Puerto Rican	1	0
			Cuban	0	0
Under 5 years	353	11.5	Other Hispanic or Latino	8	0.3
5 to 9 years	369	12	Not Hispanic or Latino	3,031	98.9
10 to 14 years	430	14	White alone	114	3.7
15 to 19 years	310	10.1			
20 to 24 years	237	7.7	RELATIONSHIP		
25 to 34 years	379	12.4	Total population	3,066	100
35 to 44 years	392	12.8	In households	3,066	100
45 to 54 years	253	8.3	Householder	741	24.2
55 to 59 years	85	2.8	Spouse	398	13
60 to 64 years	70	2.3	Child	1,445	47.1
65 to 74 years	118	3.8	Own child under 18 years	1,061	34.6
75 to 84 years	53	1.7	Other relatives	445	14.5
85 years and over	17	0.6	Under 18 years	281	9.2
			Nonrelatives	37	1.2
Median age (years)	21.3	(X)	Unmarried partner	27	0.9
			In group quarters	0	0
18 years and over	1,720	56.1	Institutionalized population	0	0
Male	828	27	Noninstitutionalized population	0	0
Female	892	29.1			
21 years and over	1,547	50.5	HOUSEHOLDS BY TYPE		
62 years and over	235	7.7	Total households	741	100
65 years and over	188	6.1	Family households (families)	612	82.6
Male	81	2.6	With own children under 18 years	390	52.6
Female	107	3.5	Married-couple family	398	53.7
			With own children under 18 years	277	37.4
RACE			Female householder, no husband present	174	23.5
One race	3,060	99.8	With own children under 18 years	93	12.6
White	116	3.8	Nonfamily households	129	17.4
Black or African American	0	0	Householder living alone	125	16.9
American Indian and Alaska Native	2,937	95.8	Householder 65 years and over	28	3.8
Asian	2	0.1			
Asian Indian	0	0	Households with individuals under 18 years	474	64
Chinese	0	0	Households with individuals 65 years and over	144	19.4
Filipino	2	0.1			
Japanese	0	0	Average household size	4.14	(X)
Korean	0	0	Average family size	4.74	(X)
Vietnamese	0	0			
Other Asian ¹	0	0	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	1	0	Total housing units	1,097	100
Native Hawaiian	1	0	Occupied housing units	741	67.5
Guamanian or Chamorro	0	0	Vacant housing units	356	32.5
Samoan	0	0	For seasonal, recreational, or occasional use	232	21.1
Other Pacific Islander ²	0	0			
Some other race	4	0.1	Homeowner vacancy rate (percent)	0	(X)
Two or more races	6	0.2	Rental vacancy rate (percent)	5.6	(X)
Race alone or in combination with one or more other races ³			HOUSING TENURE		
White	119	3.9	Occupied housing units	741	100
Black or African American	1	0	Owner-occupied housing units	387	52.2
American Indian and Alaska Native	2,943	96	Renter-occupied housing units	354	47.8
Asian	3	0.1			
Native Hawaiian and Other Pacific Islander	2	0.1	Average household size of owner-occupied unit	4.26	(X)
Some other race	5	0.2	Average household size of renter-occupied unit	4	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

ADDITIONAL INFORMATION

1. AGENCY: Chinle
2. SERVICE UNIT: Chinle
3. COUNTY: Navajo
4. STATE: Arizona

WHIPPOORWILL SPRING

Selected Characteristics from Census 2000

	Number	Percent
TOTAL POPULATION	1,457	100.0
SEX AND AGE		
Male	723	49.6
Female	734	50.4
Under 5 years	189	13.0
5 to 9 years	194	13.3
10 to 14 years	192	13.2
15 to 19 years	157	10.8
20 to 24 years	102	7.0
25 to 34 years	180	12.4
35 to 44 years	189	13.0
45 to 54 years	98	6.7
55 to 59 years	28	1.9
60 to 64 years	41	2.8
65 to 74 years	60	4.1
75 to 84 years	18	1.2
85 years and over	9	0.6
Median age (yrs)	19.9	(X)
RACE		
White	2	0.1
Black or African American	0	0.0
Amer Indian/Alaska Native	1,452	99.7
Asian	0	0.0
Native Hawaiian/Other PI	0	0.0
Some other race	0	0.0
Two or more races	3	0.2
Amer Indian/Alaska Native combination w/Other race	1,454	99.8
HOUSEHOLDS BY TYPE		
Total households	343	100.0
Family households	281	81.9
Non-family households	62	18.1
Average household size	4.25	(X)
Average family size	4.88	(X)
HOUSING TENURE		
Occupied housing units	343	100.0
Owner-occupied housing	314	91.5
Renter-occupied housing	29	8.5
MARITAL STATUS		
Population 15 years & over	787	100.0
Never married	329	41.8
Now married	348	44.2
Separated	34	4.3
Widowed	23	2.9
Divorced	53	6.7
VETERAN STATUS		
Civilian Pop 18 years & over	704	100.0
Civilian veterans	14	2.0
LANGUAGE AT HOME		
Population 5 years and over	1,193	100.0
English only	83	7.0
Navajo/Native American	1,110	93.0
Speak English not very well	711	59.6
Spanish & Other	0	0.0
Speak English not very well	0	0.0

	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years & over	532	100.0
Nursery school, preschool	30	5.6
Kindergarten	30	5.6
Elem school (grades 1-8)	335	63.5
High school (grades 9-12)	118	22.2
College or graduate school	16	3.0
EDUCATIONAL ATTAINMENT		
Population 25 years & over	564	100.0
Less than 8th grade	213	37.8
9th to 12th grd, no diploma	198	35.1
High school grad (inc GED)	85	15.1
Some college, no degree	58	10.3
Associate degree	10	1.8
Bachelor's degree	0	0.0
Graduate/professional deg	0	0.0
Perc HS graduate/higher	27.1	(X)
Perc bachelor's deg/higher	0	(X)
EMPLOYMENT STATUS		
Population 16 years & over	783	100.0
In labor force	227	29.0
Civilian labor force	227	29.0
Employed	123	15.7
Unemployed	104	13.3
Percent Unemployed	45.8	(X)
Not in labor force	556	71.0
COMMUTING TO WORK		
Workers 16 years & over	119	100.0
Car/truck/van (drove alone)	73	61.3
Car/truck/van -- carpooled	34	28.6
Public transportation	6	5.0
Walked	6	5.0
Other means	0	0.0
Worked at home	0	0.0
Travel time to work (minutes)	49.2	(X)
CLASS OF WORKER		
Private wage/salary workers	71	57.7
Government workers	52	42.3
Self-employed workers	0	0.0
Unpaid family workers	0	0.0
INCOME IN 1999		
No. of Households	280	100.0
Median household income	\$17,500	(X)
No. of Families	260	100.0
Median family income	\$12,917	(X)
Per capita income	\$4,402	(X)
Median earnings:		
Male full-time, year-round	\$32,813	(X)
Female full-time, year-round	\$15,278	(X)
POVERTY STATUS IN 1999		
No. & (%) of families in poverty	149	57.3
No. & (%) of persons in poverty	735	54.7

	Number	Percent
Total housing units	453	100.0
UNITS IN STRUCTURE		
1-unit, detached	394	87.0
1-unit, attached	0	0.0
2 units	0	0.0
3 or 4 units	0	0.0
5 to 9 units	0	0.0
10 to 19 units	0	0.0
20 or more units	0	0.0
Mobile home	59	13.0
YEAR STRUCTURE BUILT		
1999 to March 2000	29	6.4
1995 to 1998	106	23.4
1990 to 1994	62	13.7
1980 to 1989	111	24.5
1970 to 1979	95	21.0
1960 to 1969	37	8.2
1940 to 1959	13	2.9
1939 or earlier	0	0.0
ROOMS		
Median (rooms)	1.4	(X)
VEHICLES AVAILABLE		
None	109	34.6
1	137	43.5
2	18	5.7
3 or more	51	16.2
HOUSE HEATING FUEL		
Utility gas	0	0.0
Bottled, tank, or LP gas	75	23.8
Electricity	16	5.1
Fuel oil, kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	224	71.1
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	0	0.0
PLUMBING & TELEPHONE		
Lacking complete plumbing	140	44.4
Lacking kitchen facilities	114	36.2
No telephone service	272	86.3
OCCUPANTS PER ROOM		
Occupied housing units	315	100.0
1.00 or less	85	27.0
1.01 to 1.50	33	10.5
1.51 or more	197	62.5
MORTGAGE & RENT		
Owner-occupied units	207	100.0
VALUE in Median dollars	\$26,900	(X)
With a mortgage	8	3.9
Median mortgage payments	\$350	(X)
Renter-occupied units	41	100.0
No cash rent	23	56.1
Median rent payments	\$225	(X)

Source: United States Census 2000; Extracted and formatted by LSR Innovations; November 2003

Geographic Area: **Forest Lake Chapter, Navajo**
Nation Reservation and Off-Reservation Trust Land, AZ--NM-
-UT (AZ part), Arizona

Subject	Number	Percent	Subject	Number	Percent
Total population	573	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	573	100
Male	276	48.2	Hispanic or Latino (of any race)	4	0.7
Female	297	51.8	Mexican	2	0.3
			Puerto Rican	0	0
			Cuban	0	0
Under 5 years	52	9.1	Other Hispanic or Latino	2	0.3
5 to 9 years	65	11.3	Not Hispanic or Latino	569	99.3
10 to 14 years	53	9.2	White alone	1	0.2
15 to 19 years	47	8.2			
20 to 24 years	35	6.1	RELATIONSHIP		
25 to 34 years	78	13.3	Total population	573	100
35 to 44 years	64	11.2	In households	573	100
45 to 54 years	56	9.8	Householder	174	30.4
55 to 59 years	25	4.4	Spouse	74	12.9
60 to 64 years	34	5.9	Child	244	42.6
65 to 74 years	37	6.5	Own child under 18 years	148	25.8
75 to 84 years	20	3.5	Other relatives	73	12.7
85 years and over	9	1.6	Under 18 years	48	8.4
			Nonrelatives	8	1.4
Median age (years)	28.4	(X)	Unmarried partner	4	0.7
			In group quarters	0	0
18 years and over	377	65.8	Institutionalized population	0	0
Male	171	29.8	Noninstitutionalized population	0	0
Female	206	36			
21 years and over	348	60.7	HOUSEHOLDS BY TYPE		
62 years and over	91	15.9	Total households	174	100
65 years and over	66	11.5	Family households (families)	128	73.6
Male	22	3.8	With own children under 18 years	62	35.6
Female	44	7.7	Married-couple family	74	42.5
			With own children under 18 years	36	20.7
RACE			Female householder, no husband present	43	24.7
One race	571	99.7	With own children under 18 years	22	12.6
White	3	0.5	Nonfamily households	46	26.4
Black or African American	0	0	Householder living alone	45	25.9
American Indian and Alaska Native	568	99.1	Householder 65 years and over	23	13.2
Asian	0	0			
Asian Indian	0	0	Households with individuals under 18 years	83	47.7
Chinese	0	0	Households with individuals 65 years and over	54	31
Filipino	0	0			
Japanese	0	0	Average household size	3.29	(X)
Korean	0	0	Average family size	4.05	(X)
Vietnamese	0	0			
Other Asian ¹	0	0	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	0	0	Total housing units	293	100
Native Hawaiian	0	0	Occupied housing units	174	59.4
Guamanian or Chamorro	0	0	Vacant housing units	119	40.6
Samoan	0	0	For seasonal, recreational, or occasional use	95	32.4
Other Pacific Islander ²	0	0			
Some other race	0	0	Homeowner vacancy rate (percent)	0	(X)
Two or more races	2	0.3	Rental vacancy rate (percent)	0	(X)
Race alone or in combination with one or more other races³			HOUSING TENURE		
White	5	0.9	Occupied housing units	174	100
Black or African American	0	0	Owner-occupied housing units	101	58
American Indian and Alaska Native	570	99.5	Renter-occupied housing units	73	42
Asian	0	0			
Native Hawaiian and Other Pacific Islander	0	0	Average household size of owner-occupied unit	3.1	(X)
Some other race	0	0	Average household size of renter-occupied unit	3.56	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P8, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT6, PCT11, PCT15, H1, H3, H4, H6, H11, and H12.

ADDITIONAL INFORMATION:

1. AGENCY: Chinle
2. SERVICE UNIT: Chinle
3. COUNTY: Navajo
4. STATE: Arizona

Geographic Area: Hard Rock Chapter, Navajo Nation
Reservation and Off-Reservation Trust Land, AZ--NM--UT
(AZ part), Arizona

Subject	Number	Percent	Subject	Number	Percent
HISPANIC OR LATINO AND RACE			HISPANIC OR LATINO AND RACE		
Total population	1,256	100	Total population	1,256	100
SEX AND AGE			SEX AND AGE		
Male	628	50	Hispanic or Latino (of any race)	14	1.1
Female	628	50	Mexican	12	1
Under 5 years	135	10.7	Puerto Rican	0	0
5 to 9 years	155	12.3	Cuban	0	0
10 to 14 years	163	13	Other Hispanic or Latino	2	0.2
15 to 19 years	133	10.6	Not Hispanic or Latino	1,242	98.9
20 to 24 years	74	5.9	White alone	25	2
25 to 34 years	148	11.8	RELATIONSHIP		
35 to 44 years	136	10.8	Total population	1,256	100
45 to 54 years	116	9.2	In households	1,256	100
55 to 59 years	42	3.3	Householder	331	26.4
60 to 64 years	41	3.3	Spouse	132	10.5
65 to 74 years	70	5.6	Child	551	43.9
75 to 84 years	34	2.7	Own child under 18 years	379	30.2
85 years and over	9	0.7	Other relatives	221	17.6
Median age (years)	22.8	(X)	Under 18 years	159	12.7
18 years and over	718	57.2	Nonrelatives	21	1.7
Male	345	27.5	Unmarried partner	19	1.5
Female	373	29.7	In group quarters	0	0
21 years and over	654	52.1	Institutionalized population	0	0
62 years and over	136	10.8	Noninstitutionalized population	0	0
65 years and over	113	9	HOUSEHOLDS BY TYPE		
Male	42	3.3	Total households	331	100
Female	71	5.7	Family households (families)	236	71.3
RACE			With own children under 18 years	134	40.5
One race	1,253	99.8	Married-couple family	132	39.9
White	27	2.1	With own children under 18 years	80	24.2
Black or African American	0	0	Female householder, no husband present	86	26
American Indian and Alaska Native	1,226	97.6	With own children under 18 years	45	13.6
Asian	0	0	Nonfamily households	95	28.7
Asian Indian	0	0	Householder living alone	93	28.1
Chinese	0	0	Householder 65 years and over	37	11.2
Filipino	0	0	Households with individuals under 18 years	177	53.5
Japanese	0	0	Households with individuals 65 years and over	94	28.4
Korean	0	0	Average household size	3.79	(X)
Vietnamese	0	0	Average family size	4.83	(X)
Other Asian ¹	0	0	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	0	0	Total housing units	592	100
Native Hawaiian	0	0	Occupied housing units	331	55.9
Guamanian or Chamorro	0	0	Vacant housing units	261	44.1
Samoan	0	0	For seasonal, recreational, or occasional use	189	31.9
Other Pacific Islander ²	0	0	Homeowner vacancy rate (percent)	1.9	(X)
Some other race	0	0	Rental vacancy rate (percent)	5.9	(X)
Two or more races	3	0.2	HOUSING TENURE		
Race alone or in combination with one or more other races³			Occupied housing units	331	100
White	27	2.1	Owner-occupied housing units	315	95.2
Black or African American	2	0.2	Renter-occupied housing units	16	4.8
American Indian and Alaska Native	1,229	97.9	Average household size of owner-occupied unit	3.75	(X)
Asian	0	0	Average household size of renter-occupied unit	4.63	(X)
Native Hawaiian and Other Pacific Islander	0	0			
Some other race	1	0.1			

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

ADDITIONAL INFORMATION:

1. AGENCY: Chinle
2. SERVICE UNIT: Chinle

3. COUNTY: Navajo
4. STATE: Arizona

TAH CHEE/BLUE GAP

Selected Characteristics from Census 2000

	Number	Percent		Number	Percent		Number	Percent
TOTAL POPULATION	1,443	100.0	SCHOOL ENROLLMENT			Total housing units	762	100.0
SEX AND AGE			Population 3 years & over	437	100.0	UNITS IN STRUCTURE		
Male	702	48.6	Nursery school, preschool	15	3.4	1-unit, detached	633	83.1
Female	741	51.4	Kindergarten	22	5.0	1-unit, attached	47	6.2
Under 5 years	147	10.2	Elem school (grades 1-8)	220	50.3	2 units	0	0.0
5 to 9 years	145	10.0	High school (grades 9-12)	148	33.9	3 or 4 units	14	1.8
10 to 14 years	169	11.7	College or graduate school	32	7.3	5 to 9 units	9	1.2
15 to 19 years	139	9.6	EDUCATIONAL ATTAINMENT			10 to 19 units	0	0.0
20 to 24 years	103	7.1	Population 25 years & over	674	100.0	20 or more units	0	0.0
25 to 34 years	187	13.0	Less than 9th grade	317	47.0	Mobile home	59	7.7
35 to 44 years	187	13.0	9th to 12th grad, no diploma	194	28.8	YEAR STRUCTURE BUILT		
45 to 54 years	128	8.9	High school grad (inc GED)	80	11.9	1999 to March 2000	13	1.7
55 to 59 years	47	3.3	Some college, no degree	61	9.1	1995 to 1998	121	15.9
60 to 64 years	55	3.8	Associate degree	14	2.1	1990 to 1994	85	11.2
65 to 74 years	85	5.9	Bachelor's degree	0	0.0	1980 to 1989	228	29.9
75 to 84 years	34	2.4	Graduate/professional deg	8	1.2	1970 to 1979	170	22.3
85 years and over	17	1.2	Perc HS graduate/higher	24.2	(X)	1960 to 1969	75	9.8
Median age (yrs)	26.1	(X)	Perc bachelor's deg/higher	1.2	(X)	1940 to 1959	37	4.9
RACE			EMPLOYMENT STATUS			1939 or earlier	33	4.3
White	13	0.9	Population 16 years & over	902	100.0	ROOMS		
Black or African American	0	0.0	In labor force	232	25.7	Median (rooms)	1.7	(X)
Amer Indian/Alaska Native	1,428	99.0	Civilian labor force	232	25.7	VEHICLES AVAILABLE		
Asian	0	0.0	Employed	145	16.1	None	198	44.6
Native Hawaiian/Other PI	1	0.1	Unemployed	87	9.6	1	163	36.7
Some other race	1	0.1	Percent Unemployed	37.5	(X)	2	62	14.0
Two or more races	0	0.0	Not in labor force	670	74.3	3 or more	21	4.7
Amer Indian/Alaska Native combination w/Other race	1,428	99.0	COMMUTING TO WORK			HOUSE HEATING FUEL		
HOUSEHOLDS BY TYPE			Workers 16 years & over	145	100.0	Utility gas	0	0.0
Total households	429	100.0	Car/truck/van (drove alone)	73	50.3	Bottled, tank, or LP gas	56	12.6
Family households	305	71.1	Car/truck/van -- carpooled	60	41.4	Electricity	12	2.7
Non-family households	124	28.9	Public transportation	6	4.1	Fuel oil, kerosene, etc.	0	0.0
Average household size	3.36	(X)	Walked	0	0.0	Coal or coke	6	1.4
Average family size	4.28	(X)	Other means	0	0.0	Wood	362	81.5
HOUSING TENURE			Worked at home	6	4.1	Solar energy	0	0.0
Occupied housing units	429	100.0	Travel time to work (minutes)	69.1	(X)	Other fuel	8	1.8
Owner-occupied housing	376	87.6	CLASS OF WORKER			No fuel used	0	0.0
Renter-occupied housing	53	12.4	Private wage/salary workers	64	44.1	PLUMBING & TELEPHONE		
MARITAL STATUS			Government workers	75	51.7	Lacking complete plumbing	280	63.1
Population 15 years & over	952	100.0	Self-employed workers	6	4.1	Lacking kitchen facilities	243	54.7
Never married	290	30.5	Unpaid family workers	0	0.0	No telephone service	419	94.4
Now married	509	53.5	INCOME IN 1999			OCCUPANTS PER ROOM		
Separated	28	2.9	No. of Households	404	100.0	Occupied housing units	444	100.0
Widowed	65	6.8	Median household income	\$11,103	(X)	1.00 or less	263	59.2
Divorced	60	6.3	No. of Families	279	100.0	1.01 to 1.50	42	9.5
VETERAN STATUS			Median family income	\$17,279	(X)	1.51 or more	139	31.3
Civilian Pop 18 years & over	848	100.0	Per capita income	\$5,669	(X)	MORTGAGE & RENT		
Civilian veterans	28	3.3	Median earnings:			Owner-occupied units	332	100.0
LANGUAGE AT HOME			Male full-time, year-round	\$22,857	(X)	VALUE in Median dollars	\$11,500	(X)
Population 5 years and over	1,200	100.0	Female full-time, year-round	\$18,750	(X)	With a mortgage	16	4.8
English only	142	11.8	POVERTY STATUS IN 1999			Median mortgage payments	\$600	(X)
Navajo/Native American	1,058	88.2	No. & (%) of families in poverty	141	50.5	Renter-occupied units	64	100.0
Speak English not very well	563	46.9	No. & (%) of persons in poverty	748	57.5	No cash rent	64	100.0
Spanish & Other	0	0.0				Median rent payments	\$0	(X)
Speak English not very well	0	0.0						

Source: United States Census 2000; Extracted and formatted by LSR Innovations; November 2003

Geographic Area: Tuleh Chapter, Navajo Nation Reservation
and Co-Chairman: Tuleh Chapter, AZ-004-UT (AZ) and
Arizona

Subject	Number	Percent of Subject	Subject	Number	Percent
Total population	1,311	100	HISPANIC OR LATINO AND RACE	1,283	98
SEX AND AGE			Hispanic or Latino (of any race)	3	0.2
Male	889	67.8	11.6 Mexican	0	0
Female	859	65.5	48.0 Puerto Rican	0	0
Under 3 years	131	10	0.0 Cuban	0	0
3 to 4 years	187	14.3	2.7 Other Hispanic or Latino	0	0
5 to 14 years	140	10.7	17.8 Total Hispanic or Latino	1,348	103.6
15 to 19 years	128	9.8	10.0 White alone	7	0.5
20 to 24 years	88	6.7	RELATIONSHIP	1,381	105
25 to 34 years	127	9.7	Total population	1,381	105
35 to 44 years	188	14.4	13.8 Non-relatives	116	8.4
45 to 54 years	118	9.0	8.7 Householder	116	8.4
55 to 64 years	55	4.2	0.0 Spouse	166	12.7
65 to 74 years	55	4.2	5.1 Child	689	52.8
75 to 84 years	85	6.5	8.3 Over child under 18 years	231	17.4
85 years and over	13	1	0.0 Other relatives	148	11
Married age (years)	26.3	10	1.1 Under 18 years	80	5.8
18 years and over	459	35.0	Non-relatives	19	1.4
Male	407	31.0	Unmarried partner	15	1.1
Female	421	31.2	Group quarters	0	0
25 years and over	786	60.0	Non-institutionalized population	0	0
65 years and over	167	12.7	HOUSEHOLD BY TYPE	714	54.5
Male	134	10.3	Total households	714	54.5
Female	70	5.3	12.2 Single householder (owner)	321	23.7
RACE	1,348	103.6	10.0 With own children under 18 years	308	22.8
One race	1,348	103.6	5.7 Married-couple family	188	13.6
White	1	0.1	1.0 With own children under 18 years	115	8.3
Black or African American	1	0.1	0.0 Non-relatives living alone	903	66.6
American Indian and Alaska Native	1,311	100	48.7 Householder 65 years and over	40	3
Asian	0	0	0.0 Householder with individuals under 18 years	208	15
Asian Indian	0	0	0.0 Householder with individuals 65 years and over	108	7.8
Chinese	0	0	0.0 Average household size	1.28	10
Japanese	0	0	0.0 Average family size	1.05	8.0
Korean	0	0	OCCUPANCY		
Vietnamese	0	0	Total housing units	740	56.5
Other Asian	0	0	0.0 Occupied housing units	414	30.9
Native Hawaiian and Other Pacific Islander	0	0	0.0 Vacant housing units	326	24.6
Native Hawaiian	0	0	0.0 Of seasonal, occasional, or occasional use	223	16.6
Guamanian or Chamorro	0	0	0.0	0	0
Samoa	0	0	0.0	0	0
Other Pacific Islander	0	0	0.0	0	0
Other race	1	0.1	0.0	0	0
Two or more races	1	0.1	0.0	0	0
Race alone or in combination with one or more other races			HOUSING TENURE		
White	1	0.1	0.0 Occupied housing units	414	30.9
Black or African American	1	0.1	0.0 Owner-occupied housing units	307	22.9
American Indian and Alaska Native	1,311	100	0.0 Renter-occupied housing units	107	8.0
Asian	0	0	0.0	0	0
Native Hawaiian and Other Pacific Islander	0	0	0.0	0	0
Other race	1	0.1	0.0	0	0
Two or more races	1	0.1	0.0	0	0

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ADDITIONAL INFORMATION

1. AGENCY: Data
2. SOURCE: U.S. Census
3. COUNTY: Apache
4. STATE: Arizona

Geographic Area: Jeddito Chapter, Navajo Nation
Reservation and Off-Reservation Trust Land, AZ--NM--UT
(AZ part), Arizona

Subject	Number	Percent	Subject	Number	Percent
Total population	1,299	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	1,299	100
Male	611	47	Hispanic or Latino (of any race)	15	1.2
Female	688	53	Mexican	6	0.5
Under 5 years	141	10.9	Puerto Rican	0	0
5 to 9 years	162	12.5	Cuban	0	0
10 to 14 years	153	11.8	Other Hispanic or Latino	9	0.7
15 to 19 years	123	9.5	Not Hispanic or Latino	1,284	98.8
20 to 24 years	84	6.5	White alone	28	2.2
25 to 34 years	140	10.8	RELATIONSHIP		
35 to 44 years	175	13.5	Total population	1,299	100
45 to 54 years	117	9.1	In households	1,299	100
55 to 59 years	39	3	Householder	356	27.4
60 to 64 years	39	3	Spouse	177	13.6
65 to 74 years	89	6.9	Child	564	43.4
75 to 84 years	30	2.3	Own child under 18 years	433	33.3
85 years and over	7	0.5	Other relatives	170	13.1
Median age (years)	23.9	(X)	Under 18 years	103	7.9
18 years and over	762	58.7	Nonrelatives	32	2.5
Male	358	27.6	Unmarried partner	29	2.2
Female	404	31.1	In group quarters	0	0
21 years and over	698	53.7	Institutionalized population	0	0
62 years and over	157	12.1	Noninstitutionalized population	0	0
65 years and over	126	9.7	HOUSEHOLDS BY TYPE		
Male	55	4.2	Total households	356	100
Female	71	5.5	Family households (families)	278	78.1
RACE			With own children under 18 years	160	44.9
One race	1,203	92.6	Married-couple family	177	49.7
White	29	2.2	With own children under 18 years	97	27.2
Black or African American	0	0	Female householder, no husband present	79	22.2
American Indian and Alaska Native	1,282	97.2	With own children under 18 years	53	14.9
Asian	1	0.1	Nonfamily households	78	21.9
Asian Indian	0	0	Householder living alone	70	19.7
Chinese	0	0	Householder 65 years and over	23	6.5
Filipino	0	0	Households with individuals under 18 years	193	54.2
Japanese	1	0.1	Households with individuals 65 years and over	06	2.7
Korean	0	0	Average household size	3.65	(X)
Vietnamese	0	0	Average family size	4.28	(X)
Other Asian ¹	0	0	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	0	0	Total housing units	604	100
Native Hawaiian	0	0	Occupied housing units	356	58.9
Guamanian or Chamorro	0	0	Vacant housing units	248	41.1
Samoan	0	0	For seasonal, recreational, or occasional use	194	32.1
Other Pacific Islander ²	0	0	Homeowner vacancy rate (percent)	0	(X)
Some other race	1	0.1	Rental vacancy rate (percent)	0	(X)
Two or more races	6	0.5	HOUSING TENURE		
Race alone or in combination with one or more other			Occupied housing units	356	100
White	35	2.7	Owner-occupied housing units	267	75
Black or African American	0	0	Renter-occupied housing units	89	25
American Indian and Alaska Native	1,260	97.5	Average household size of owner-occupied unit	3.62	(X)
Asian	3	0.2	Average household size of renter-occupied unit	3.73	(X)
Native Hawaiian and Other Pacific Islander	0	0			
Some other race	1	0.1			

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P16, P19, P20, P23, P27, P28, P31, H016, H017, H018, H019, H020, H021, H022, H023, H024, H025, H026, H027, H028, H029, H030, H031, H032, H033, H034, H035, H036, H037, H038, H039, H040, H041, H042, H043, H044, H045, H046, H047, H048, H049, H050, H051, H052, H053, H054, H055, H056, H057, H058, H059, H060, H061, H062, H063, H064, H065, H066, H067, H068, H069, H070, H071, H072, H073, H074, H075, H076, H077, H078, H079, H080, H081, H082, H083, H084, H085, H086, H087, H088, H089, H090, H091, H092, H093, H094, H095, H096, H097, H098, H099, H100, H101, H102, H103, H104, H105, H106, H107, H108, H109, H110, H111, H112, H113, H114, H115, H116, H117, H118, H119, H120, H121, H122, H123, H124, H125, H126, H127, H128, H129, H130, H131, H132, H133, H134, H135, H136, H137, H138, H139, H140, H141, H142, H143, H144, H145, H146, H147, H148, H149, H150, H151, H152, H153, H154, H155, H156, H157, H158, H159, H160, 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PAYDAY



The Wells Fargo drive-through on Aztec Avenue in Gallup is crowded at lunch Thursday.

Adrian Gardner/Independent

\$700 million to \$1 billion leaks out of rez

By Vida Volker
Staff writer

GALLUP Monday was payday on the Navajo Nation and the Woody family got in their vehicle and drove 73 miles to Gallup. They made a stop in Window Rock, where they paid a few bills, and made it to Gallup around lunchtime. They shopped at the local Walmart while they were getting an oil change.

"If payday falls in a weekend, we go out of town, to Albuquerque," Calvert Woody, 32, said Monday afternoon as he was leaving Walmart. Woody had his 7-month-old baby strapped to his chest in a baby carrier. The proud father pointed at his baby's T-shirt, which read "Daddy Rocks." The baby kicked and laughed with excitement, while his grandmother, 73-year-old Helen H. Woody, pushed the cart in the parking lot.

"I like Walmart 'cause it's cheap," she said, adding she bought clothing for herself. "I'll like to spoil myself on payday."

As the Woodys left the store they ran into familiar faces in the parking lot. They nodded and exchanged a few words in Navajo.

Other tribal members from places as distant as Canada, Chinle, Lukachukai, Klageroh, Tohatchi, Crownpoint, Ramah were in Gallup all day Monday, shopping like every first or third of the month.

Everettson Scott, 14, of Fort Defiance, was sitting on the trunk of his vehicle in the Walmart parking lot. He was waiting for his older brother. They had bought groceries and masks and costumes for Halloween. Scott's mother



Vida Volker/Independent

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See Payday, Page 5

Payday

Continued from Page 1

had been to Gallup earlier that day because it was payday for her too, he said.

But what exactly is payday in Navajo Country?

"As a Navajo, I never bothered to ask that question. Why it was there or when? It's like asking, why is the tree green? It's always been green," Emy Zah, director of communications for the Office of the President of the Navajo Nation, said during a phone interview Monday afternoon.

Zah said there are various sources of income on the Navajo Nation, including general assistance benefits, Social Security and Supplemental Security Income benefits, veteran benefits, and regular employment income. When payday falls on the same day, thousands of tribal members from around the reservation inevitably end up in Gallup. One of the obvious reasons tribal members go to Gallup

on payday is because the Nation lacks wholesale and retail outlets. The other is to eat at family restaurants that have been the favorite spots for various generations.

On payday, Gallup becomes a giant fair with families waiting in line at the banks and store registers, gas stations, movie theaters, and outside some of the most popular restaurants, like Golden Corral and Earl's Family Restaurant.

"It's better for us as a company when the first lands in a weekend," Ralph Richards, owner of Earl's, said Monday. When payday falls in the weekend, the family restaurant accommodates families of 12-15. On an average day, the typical group includes two-three people.

The restaurant has been around since 1947, and Richard's family took ownership in 1972. The restaurant's capacity is 400 people and on payday Earl's may be full from opening

till closing time.

"We've been around long enough to know what to do," he said. "I put my guns on. They are the people that know to get after it. Most of my guns have been with me 10 plus years."

The line outside the restaurant could get so long, Richards had a roof built on the patio, and most recently included a heating system to help customers (and vendors) keep warm in the winter. The most popular meal among his Navajo customers is the "hamburger steak," served with grilled onions, French fries, soup or salad, vegetables and desert. It sells at \$18.75 and it is so popular, the restaurant sells about 10,000-12,000 steaks a month.

Zah said about 80-90 percent of the money generated on the Navajo Nation, whether it is through welfare or employment, leaves Navajo. This money amounts to about \$700 million to \$1 billion a year, he said.

"We do recognize a lot of the

opportunities for purchasing goods obviously at the border towns," Zah said Friday afternoon. "We hope in the future the money that is generated on the Navajo nation (whether the money is generated through financial assistance or employment or however people may have financial gains) stays on the Navajo Nation. Eventually we would like to create an economy on the Navajo Nation because we need to sustain ourselves as a Nation."

NAVAJO TIMES

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NEWS

Loss of federal funds = lost services to the people

\$2.7 million in unused dollars from 2012 to be returned to federal government

By Marley Shebala
Navajo Times

WINDOW ROCK, October 4, 2012

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The Navajo Nation has returned about \$63.1 million in federal funding to the federal government since 2008.

An estimated \$2.7 million of the \$63.1 million is what could revert to the federal government when the 2012 tribal operating budget is closed out.

Meanwhile, the Navajo Nation is expecting an estimated \$32 million cut in federal funding from the U.S. government, which begins in January 2014.

The Office of the Controller and Office of Management and Budgets reported the grand total of about \$63.1 million, which is part of the federal contracts and grants awarded to the tribe, to the Budget and Finance Committee on Tuesday.

B&F Committee Chair Lorenzo Bates (Nenahnezad/Newcomb/San Juan/T'iistoh Sikaad/Tse Daa K'aan/Upper Fruitland) provided the \$32 million in a separate interview with the Navajo Times late Tuesday.

After a lengthy discussion on the \$63.1 million report, the committee voted unanimously for Controller Mark Grant, OMB Executive Director Dominic Beyal and OMB Contracts and Grants Department Director Cordell Shorty to present their reports to the Council's other standing committees for their information and recommendations.

Bates noted to Grant, Beyal and Shorty that the nation expects to hear that zero dollars reverted to the federal government in 2013.

He also warned the financial administrators to expect the "same tongue lashing" from the other committees.

Heather L. Clah, attorney for President Ben Shelly, asked the B&F Committee to meet with Shelly before notifying the committees that the financial officers would be presenting reports about the \$63.1 million to them.

Clah said that Shelly was "upset" over the \$63.1 million.

She offered to arrange the meeting between the B&F Committee and Shelly so that the notification to the committees could be a "joint letter."

Bates said that the B&F Committee would send a written invitation to Shelly to meet with them.

During the committee's discussion on the \$63.1 million, B&F Committee member Mel Begay (Bahastl'ah/Coyote Canyon/Mexican Springs/Naschitti/Tohatchi) asked how Shelly was addressing what appeared to be an annual reverting of federal funds to the federal government.

"The president should be at the table here to say how he's addressing this," Begay said. "All the operations of the government deal with these monies and all those programs are under his nose."

B&F Committee member Danny Simpson (Beccenti/Crownpoint/Huerfano/Lake Valley/Nageezi/Nahodishgish/Tse 'ii'ahi/Whiterock) recommended that a subcommittee of B&F Committee members, the controller's office and OMB be created to develop policies so there's no repeat of the past four years of sending back money back to the federal government.

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Bates said that his concern was that somewhere in the tribal government, someone was writing a proposal for more money from the federal government.

But if the federal government is aware of the \$63.1 million, and they probably are, they're probably asking why they should award the tribe more money when the tribe is just going to give it back because they're not spending it for any number of reasons identified by OMB, he said.

Bates added that he agreed with Simpson that the loss of federal funds equals lost services to the people.

But he said if a subcommittee of committee members and financial officials is established, it would go against his advice to the committee, which is that it's not the responsibility of the Council delegates to micromanage divisions and programs in the three branches.

"We should make it all our goal to get this issue resolved as quickly as can, in terms of whatever is necessary," Bates said. "And it will require a considerable amount of cooperation from the president because he's the chief executive officer of the executive branch. He's the one that can crack the whip on division directors. And it seems that's what is necessary to take care of the problem we have today."

He added that Chief Justice Herb Yazzie, who is the Judicial Branch CEO, and Speaker Johnny Naize (Blue Gap-Tachee/Cottonwood-Tselani/Low Mountain/Many Farms/Naize), Legislative Branch chief, also need to get involved because the \$63.1 million is a tribal problem.

In a separate interview, Bates recalled that the B&F Committee had asked the Controller's Office and OMB on Sept. 27 to prepare and present a detailed report on the impact of the \$32 million federal budget cut to the three branches on Tuesday.

But he said "clarification" on the \$32 million that was requested from the Navajo Nation Washington, D.C., office by the committee, controller and OMB had not been provided, which delayed the report for Tuesday's meeting.

The report to the B&F Committee on the problem of the tribal government returning portions of its federal contracts and grants and the identification of specific amount, which is \$63.1 million, resulted after Resources and Development Chair Katherine Benally (Chilchinbeto/Dennehotso/Kayenta), on Sept. 20, called for the Controller's Office to provide printouts of federal funds reverting to the federal government to be given to all the delegates.

On Sept. 20, the Council's Naa'bik'iyati' Committee was meeting on proposed legislation that

recommended to the Council to approve a six-month extension of the 2012 budget after the Council tabled the 2013 budget for six months on Sept. 10.

But on Sept. 21, the Council approved the 2013 budget, which Shelly signed on Sept. 28.

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PINON MERCANTILE TRADING POST

Upgrade Utilities Lines On-site

Remove All Existing Svc Poles and Transformers
Install and upgrade 1-phase to 3-phase 600ft.
Install URD line to new buildings 400ft.
Upgrade exist WL to 6" WL w/Master Meter and BFP, 500ft.
Install new Fire Hydrant (2ea.)
Upgrade Ex SL to 8" SL 400ft. add Manholes (2ea)





NAVAJO TRIBAL UTILITY AUTHORITY

AN ENTERPRISE OF THE NAVAJO NATION

February 22, 2012

Mr. Anthony Little
Program Manager
Whippoorwill Regional Business Office
P.O. Box 1004
Pinon, Arizona 86510

RE: Business Development Infrastructure Cost for Low Mountain and Pinon, Arizona Sites.

Dear Mr. Little,

Provide herein, preliminary cost estimates for infrastructures for the following business sites:

1. Chee's Southwest Store, Pinon Arizona.	
Electric Service Installations & Upgrade:	\$60,000.00
Water Line Installation & Upgrade:	\$25,000.00
Sewer Line Installation & Upgrade:	\$30,000.00
Sub Total	\$115,000.00
2. Mc Gee Traders, Pinon, Arizona.	
Electric Service Installation & Upgrade:	\$85,000.00
Water Line Installation & Upgrade:	\$65,000.00
Sewer Line Installation & Upgrade:	\$75,000.00
Sub Total	\$225,000.00
3. Low Mountain Trading Post, Low Mountain, AZ.	
Electric Service Installation & Upgrade:	\$65,000.00
Water Line Installation:	\$60,000.00
Sewer Line Installation:	\$55,000.00
Sub Total	\$180,000.00
Grand Total	\$520,000.00

The cost reflects of existing facilities on-site and new installations and upgrades recommended accommodating of the new developments. For instance some area may require three phase structures overhead and underground services depending type of services requires, and new water & waste deposal facilities installations, upgrade water and sewer to up to date standards, and specifications per NTUA, Indian Health Services, and NNEPA and etc.

HEATH SPRING
P.O. BOX 170
FT. DEFENCE, AZ 86504
(928) 725-5721

KAYENTA
P.O. BOX 37
KAYENTA, AZ 86003
(928) 857-5574

TUZA CITY
P.O. BOX 294
TUZA CITY, AZ 86545
(928) 283-5421

CHERRY CREEK
P.O. BOX 174
CHERRY CREEK, AZ 86503
(928) 874-5477

CHINLE
P.O. BOX 549
CHINLE, AZ 86503
(928) 874-5477

FORT DEFENCE
P.O. BOX 567
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(928) 725-5721

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WINSLOW, AZ 86547
(928) 857-3253

BROWN POINT
P.O. BOX 1225
BROWN POINT, AZ 86503
(928) 725-5556

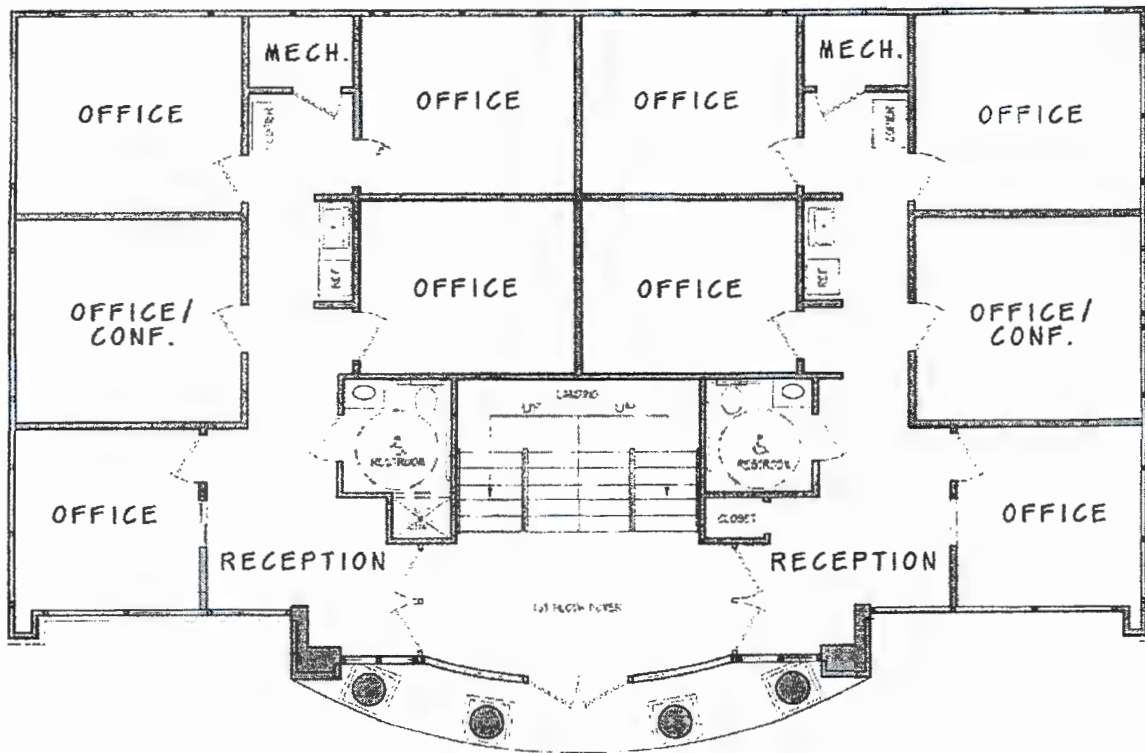
INTERGOVERNMENTAL OFFICE COMPLEX



150 FEET X 150 FEET = 22,500 SQUARE FEET (FIRST FLOOR)
150 FEET X 150 FEET = 22,500 SQUARE FEET (SECOND FLOOR)
TOTAL SQUARE FEET = 45,000

SAMPLE FLOOR PLAN

FIRST FLOOR PLAN



150 FEET X 150 FEET = 22,500 SQUARE FEET (FIRST FLOOR)
150 FEET X 150 FEET = 22,500 SQUARE FEET (SECOND FLOOR)
TOTAL SQUARE FEET = 45,000

NAVAJO NATION

RCS# 1402

12/31/2018

Special Session

03:41:36 PM

Amd# to Amd#

Legislation 0350-18: Amending
the Navajo Nation Permanent
Fund Income Five Year
Expenditure plan...

PASSED

MOT Jack

SEC Pete

Yea : 13

Nay : 0

Excused : 0

Not Voting : 11

Yea : 13

Begay, K
Begay, NM
BeGaye, N
Bennett

Brown
Daniels
Filfred

Jack
Kieyoomia
Pete

Smith
Tsosie
Yellowhair

Nay : 0

Excused : 0

Not Voting : 11

Bates
Chee
Crotty

Damon
Hale
Perry

Phelps
Shepherd
Slim

Tso
Yazzie