

**MINUTES OF
YAVAPAI-APACHE NATION
Special Business Meeting
February 25, 2021
Amended on 3-4-2021**

1. CALL TO ORDER: Chairman Jon Huey called the meeting to order at 9:05 a.m., Middle Verde Administration and Zoom.us.

2. INVOCATION: Jon Huey

3. ROLL CALL: Germania Jones, Nancy Guzman, Amanda Honwytewa, Jon Huey, Ricardo Pacheco, Darlene Rubio and Henry Smith were present. Tanya Lewis and Apphia Shirley were present via Zoom.us.

4. APPROVAL OF AGENDA:

Nancy Guzman requested to add under 9. Old Business a. Moratorium Discussion in Executive Session.

Darlene Rubio motioned to approve the agenda with the addition seconded by Ricardo Pacheco; 9 For, 0 Against, 0 Abstained, motion passed.

5. MINUTES OF 2-18-2021

Amanda Honwytewa requested the following addition:

Page 3, 2nd paragraph, 2nd line, after “website.” insert “Nadie Beauty will create a flyer, deliver it to the tenants and provide it to the Executive to place it on the website.”

Amanda Honwytewa motioned to approve the minutes with the addition seconded by Germania Jones; 9 For, 0 Against, 0 Abstained, motion passed.

6. RESOLUTION AUTHORIZING THE PURCHASE OF MORTGAGE NOTES FOR DISTRESSED HUD SECTION 184 GUARANTEED PROPERTIES – Nadie Beauty & Lisa Bluelake

Amanda Honwytewa asked after the Nation purchases the notes will the tenants be informed. Nadie Beauty responded a letter will be sent to the tenants.

Nancy Guzman motioned to approve the resolution due to the Council, as the legislative body of the Nation, is authorized to take any and all actions necessary and proper for the exercise of its Constitutional powers and duties, including those powers and duties not enumerated, and all other powers and duties now or hereafter delegated to the Council, or vested in the Council

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through its inherent sovereignty, as provided under Article V(w) of the Constitution; and the U.S. Department of Housing and Urban Development has offered to sell the Nation the mortgage notes for the following distressed HUD Section 184 guaranteed properties at the discounted rate of ten dollars per property, as the borrowers have defaulted on the loan and the lender has assigned the loans to HUD:

- 407 Tall Old Man (Hastin Nez), Camp Verde, AZ 86322
- 412 Tall Old Man Street, Camp Verde, AZ 86322
- 417 Tall Old Man Street, Camp Verde, AZ 86322
- 403 Tall Old Man Street, Camp Verde, AZ 86322

The Council finds it in the best interest of the Nation to purchase the mortgage notes for the distressed HUD Section 184 guaranteed properties listed above at the discounted rate of ten dollars per property; the Tribal Council hereby authorizes the purchase of the mortgage notes of the distressed HUD Section 184 guaranteed properties listed above at the discounted rate of ten dollars per property per Version 1 (2-25-2021) seconded by Amanda Honwyteawa; 8 For, 0 Against, 1 Abstained, motion passed.

7. RESOLUTION APPROVING AMENDMENTS TO THE YAVAPAI-APACHE NATION TRIBAL HOUSING LOW RENT POLICY MANUAL – Nadie Beauty & Lisa Bluelake

Nadie Beauty explained the following requested Amendments: Section 2.1 Order of Selection, has been amended to: (1) remove the following from priority group 4: “a. Non-Tribal Parents and/or Guardians of tribal child(ren) would be considered Tribal and advance on the waiting list according to the date of application, however, no other preferences will be considered for this priority group. Once the eldest tribal child reaches the age of majority, he or she would become the Head of Household.”; (2) replace priority group 5 with the following: “Non-Yavapai-Apache Nation custodial parent/legal guardian of an enrolled minor child of the Yavapai-Apache Nation living in the household with the minor child. Once the youngest enrolled minor child reaches the age of majority, he or she becomes the Head of Household.”; (3) add priority group 7; and (4) make other technical language changes for consistency. The Section now reads as follows:

2.1 Order of Selection

Eligible applicants will be categorized according to the following priority groups, with group one having the highest priority. Once all of the applicants in group one have been served, group two applicants will be served, and so forth.

1. Applicant Elderly Family or Near-Elderly Family whose head of household is enrolled member of the Yavapai-Apache Nation. Preference will be given to the Elderly Family first and the Near-Elderly Family second.

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2. An enrolled member of the Yavapai-Apache Nation who is a Veteran of the United States Military.
3. An enrolled member of the Yavapai-Apache Nation who is disabled. A disability award letter is required from the United States Department of Social Security to meet this criterion. However, there may be extreme circumstances where an award letter will not be required and a letter or medical records from a physician will be considered.
4. Applicant family whose head of household is an enrolled member of the Yavapai-Apache Nation, 18 years of age or older, with or without additional family members.
5. Non-Yavapai-Apache Nation custodial parent/legal guardian of an enrolled minor child of the Yavapai-Apache Nation living in the household with the minor child. Once the youngest enrolled minor child reaches the age of majority, he or she becomes the Head of Household.
6. Applicant family whose head of household is an enrolled member of any other federally recognized Indian Tribe, 18 years of age or older.
7. All other applicants (LIHTC only).

Henry Smith motioned to approve the resolution due to the Council established the Yavapai-Apache Nation Tribal Housing as a department within the Executive Branch of the Nation and approved the Yavapai-Apache Housing Department Plan of Operation by Resolution No. 26-2000 adopted on March 23, 2000, as amended by Resolution No. 98-2018 on August 23, 2018; By Council Resolution No. 140-2015, adopted on August 20, 2015, the Council approved the Revised Yavapai-Apache Nation Tribal Housing Low Rent Policy Manual, which governs NAHASDA Low Rent, Tribal Low Rent, and Low Income Housing Tax Credit units; and Amendments have been proposed to the Yavapai-Apache Nation Tribal Housing Low Rent Policy Manual to modify the priority groups in Section 2.1, Order of Selection and the Council has reviewed the proposed amendments to the Yavapai-Apache Tribal Housing Low Rent Policy Manual and finds it in the best interest of the Nation per Version 1 (2-25-2021) seconded by Ricardo Pacheco; 9 For, 0 Against, 0 Abstained, motion passed.

8. RESOLUTION APPOINTING A TREASURER

Nancy Guzman motioned to approve the resolution per the Council, as the legislative body of the Nation, is authorized to enact laws, ordinances and resolutions incidental to the exercise of its legislative powers as proved under Article V(v) of the Constitution; Under Article IV, Section 3 of the Constitution, the Council is authorized to choose a Treasurer from within or

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from outside of the membership of the Tribal Council; the Council has determined that it is in the Nation's best interest to appoint a Treasurer as authorized by the Nation's Constitution; the Council appoints Steven Schepman to serve as the Nation's Treasurer per Version 1 (2-25-2021) seconded by Henry Smith; 9 For, 0 Against, 0 Abstained, motion passed.

Henry Smith thanked Steven Schepman in taking the offer. This is a good working team.

9. Old Business

a. Moratorium Discussion

Nancy Guzman motioned to go into Executive Session seconded by Henry Smith; 9 For, 0 Against, 0 Abstained, motion passed.

EXECUTIVE SESSION

Darlene Rubio motioned to come out of Executive Session seconded by Ricardo Pacheco; 9 For, 0 Against, 0 Abstained, motion passed.

Chairman Huey summarized while in Executive Session the Council discussed the moratorium on evictions.

10. NEW BUSINESS

a. Council Reports

Chairman Huey reported the checks to the Town of Camp Verde and City of Cottonwood have been presented for the Prop 202 distribution. The Town of Clarkdale and the City of Sedona will be distributed on March 9th. Yavapai County has moved all of their meetings to Prescott and the Town of Jerome only has meetings via zoom so he will not be presenting at either one of them. He also attended a Sustainable Water Meeting with Laurel Lacher, Sue Montgomery and Robyn Interpreter. All of the information was shared with the Friends of the Verde. There was a lot of feedback. The Tribe has taken the lead on the water.

Nancy Guzman motioned to adjourn at 10:39 a.m. seconded by Germanina Jones; 9 For, 0 Against, 0 Abstained, motion passed.

YAVAPAI-APACHE TRIBAL COUNCIL

Karla Reimer

Karla Reimer, Secretary