



# THE NAVAJO NATION

## TOHATCHI COMMUNITY LAND USE PLANNING COMMITTEE

Post Office Box 287 Tohatchi, New Mexico 87325 Tel: (505) 733-2845/2846

**Elvis Bitsilly**  
President

**Vacant**  
Vice-President

**Delphine Bitsilly**  
Recorder

**Fern Spencer**  
Member

**Vacant**  
Member

### AGENDA

**Tuesday October 8, 2024 @ 9am-12n**  
**Tohatchi Chapter**

**Teleconference# 1+2532158782**

**ID: 4311314751**

**Passcode: 230694**

- I. Call to Order: Time: \_\_\_\_\_ Roll Call: \_\_\_\_\_ Invocation: \_\_\_\_\_
- II. Introduction of Guests: Welcome new CLUPC member Pernell Halona.
- III. Approval of Agenda:
- IV. Approval of Minutes: September 17, 2024
- V. Old Business:
  - A. Tohatchi Community Land Use Plan- review, updates.
  - B. Request to Land Dept for potential housing developers, update on land designation approval.
  - C. Navajo Nation Economic Development- updates on Tohatchi Business projects.
  - D. Navajo Housing Authority-report on new housing development information for Tohatchi.
  - E. IHS Tohatchi Service clinic-outpatient & inpatient care service information, projects, etc.
- VI. New Business:
  - A. Dine Centered Research Evaluation (DCRE) Hazel Tohe
  - B. Nature & People First Presentation- Denis Payre, Laurent Payre, Jerry Williams
  - C. SWCD-Soil & Water Conservation District
  - D. Red Willow Farm Board
- VII. Resolutions: none
- VIII. Announcements:
- IX. Next Meeting Date & Time: Tuesday, November 19, 2024 @ 9am Tohatchi Chapter
- X. Adjournment/ Time:



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### TOHATCHI COMMUNITY LAND USE PLAN COMMITTEE

#### MEETING MINUTES

October 8, 2024

- I. Call to Order: Time: 9:20 am Roll Call: 4 Invocation: Jerry Williams
- II. Introduction of Guests: Pernell Halona, Rachele Morris, Jerry Williams, Denis Payre, Laurent Payre, Hazel Tohe, Sam Natonabah, Sonny Moore, Priscilla Duncan, Flora Nez, Leonard Francisco, Jr.
- III. Approval of Agenda:

**Request to move A. and B. in VI. New Business to V. in Old Business A. and B.**

Motion: Pernell Halona

2<sup>nd</sup>: Fern Spencer

Vote: 3-0-1

- IV. Approval of Minutes: September 17, 2024

V. Old Business:

**A. Dine Centered Research Evaluation (DCRE) Hazel Tohe**

**\*Hazel Tohe** – stated her clan, I hope we continue the dialog to advance some of these proposals we have as Dine Centered Research Evaluation, involve District 14 communities and it's all about conservation of water, every drop of rain we get, future planting, right now we're in the middle of pre planning which is climate change readiness, water projects, address clean energy, part of Biden Administration to lower the fossil fuel issues in the United States area, funds were put out to all departments to DOE, USDA, Housing and all were given close to \$1 billion of money, to put into projects in different states of the United States to address fossil fuel issues and clean energy, to develop plans in how to reduce fossil fuel, he indicated he wanted 40% of money to go to tribal programs-reservations, when the funds came out in 2022 – Jonathan Nez was the President, and he went into an idea with the Department of Energy, that they come through an MOU, the Navajo Nation has an Memorandum of Understanding (MOU), that they put in place with the Department of Energy, when that happened it went into several other departments of the United States, Agriculture, Economics, EPA, there are several listed as a partner in the MOU from the United States government, the Navajo Nation side we have Natural Resources, Department of Labor, we have different departments, there are Navajo Departments and Division Departments of the United States coming together on a MOU with the Navajo Nation, and given to the Department of Minerals because we're talking about the Department of Energy to oversee the MOU, because we're involved with this planning process all last year and I went to every meeting they had in Window Rock and Fort Defiance as a member of DCRE and San Juan Collaborative, they said you help us and gave us a lot of information, we thank you for your commitment, Dine Centered was picked as one of the 5 NPOs to participate in this MOU, and do pre planning for water development, weatherization to change roofing to metal roofs, new doors and decent windows, give water catch systems to their homes, and the water catch system to go to livestock water trough, garden or trees, climate change responds hubs, looking at these maps, the work I'm doing is from Gallup to Shiprock, 491, we would entertain working with other chapters which I haven't contact which is Tohatchi, working with Newcomb, Sanostee, Shiprock, Nenahnezad, Hogback, I haven't been back to my home chapters, I don't know the planning process for the folks who are near me, I don't hear of things happening, I don't go to chapter meetings, I know Elvis, his work with the state of NM, how he got funding for Red Willow, and we kinda know the same folks that work on these things as well, this is the time to connect back, bring in his resource and his planning, District 14 has a lot to get from this MOU, I was fortunate to have Elvis respond



immediately to come to our meeting with a two day notice, he met DCRE, meeting place is in my hogan, had a zoom meeting with a lady from Washington DC, Dr. Keel, she is the one spear headed this whole MOU for the Navajo Nation and Department of Minerals, Elvis met her by zoom, other folks from Cameron, Forest Lake, Sanders, Torreon, Shiprock were all there representing their own NPO projects, it's a fast track planning and we only have up to Thanksgiving, this lady has to draw up 4-5 major grants to the Department of Energy, USDA, EPA, Department of Labor, she has deadlines to meet, we need get on planning and chapter meetings to get resolutions from all the chapters we want to work with, I'm doing a District 12 meeting with Sanostee, we have a community survey going and Elvis has a copy of it, survey simple and low grade, we don't want to make it complicated for people, I have Navajo interpreters and there's a specific way to talk about this in Navajo, Dine Center we explain things in Navajo more effectively than in English, Dine Center which means we want to recenter our people, from the East to the South to the West to the North to the center of the Earth, the center of the Universe, and to understand the cosmos, the natural ways, the natural laws that were gifted to us by the Holy People, with that kind of thinking and that kind of spirit of understanding how we move forward with our planning as DCRE, Joe Biden gifted us with millions and billions of dollars, will be disappointed if he doesn't get elected, it will go out the window and everybody's efforts-work will be dissolved, and we don't want that to happen, get these proposals in the door by December and January, we can move forward if the chapter does a resolution, we can move forward with this MOU with the state of New Mexico, to get graders, backhoes, big trucks, all military access items and it's the first thing on our agenda for this community as well as other chapters, our first proposal is for \$250,000 for Tohatchi, Mexican Springs and all other groups, to get an hydrologist, civil engineer or any engineer and design a plan for your proposal to put in water wells, water reservoir, lagoons, other water projects – farming, irrigation, or clean up the Tohatchi lake, whatever it will entail, you come up with your plan for this area, second level of funding will be specific from \$500 to \$1 million per project, the overall amount is \$22 million, departments matching your money and how it will all come together, it will be hard to get from step one to step ten, PowerPoint presentation October 23 at chapter meeting, DCRE group is 2, Group 1 is San Juan River farmers, other groups are in Arizona – Cameron, Forest Lake, Big Mountain, Pinon, we found out I have members in Big Mountain – Hopi Partition Land, the resistors, they are considered illegal Navajos, they will not get any of this federal funding, meeting this Thursday at 9:00 am here, Elvis invited officials, I would like to see things happen for Tohatchi, this is the first time the Navajo Nation has entered into an MOU with the state, United States government, only 2 MOU's in the United States government with tribes – Navajo and Hopi, Hopi is one year behind, and we're a year ahead, it was during Jonathan Nez administration that put this MOU together, Nygren did another MOU, Nygren signed a revise one or amended one in May of this year 2024, we have one with Nygren's signature, that's the one we're working with, as part of all this planning, DCRE we really want to get our young people back to school, working with Department of Labor to give them funding and send students there to get their certification on heavy equipment operator, CDL driving for big trucks, do CO-OP, there might be one farmer doing corn, one farmer doing squash, melons, we will barter – who has squash, the CO-OP is going into motion, the Department of Labor is important to the school project, we need accountants, project managers, engineers, 5 years in the making with the pre planning and action; **\*Pernell Halona** – on this funding you're receiving, what is the total amount?; **\*Hazel Tohe** – pre planning of \$250,00 for all the chapters to plan out your water projects, the 250 will cover the hydrologist, they can help study your water, the water flow coming off the mountain, those measurements of those rainfalls, how much the runoff to other communities in order to capture the rain; **\*Pernell Halona** – the water department was doing something like that; **\*Hazel Tohe** – the Minerals department, under Natural Resources, they have all the data, they want us to collect the data, the data we get from the Tohatchi chapter will be helpful because it's your own data, we don't know how much the Navajo Water Department will give us their data, you're a Councilman you can over there and talk to them about the data, ; **\*Pernell Halona** – how can I get a copy of the MOU?; **\*Hazel Tohe** – I have Jonathan Nez's MOU, Nygren's I don't have a copy and I hope to have it Thursday, thank you; **\*Elvis Bitsilly** – complete survey and return back to me, simple survey for our community, be helpful for her in what she presented, District 14 wide – specifically for Tohatchi projects, a Power Point presentation Thursday.



## B. Nature & People First Presentation- Denis Payre, Laurent Payre, Jerry Williams

**\*Denis Payre** – did introduction of Nature & People First, Meridiam company – these are energy storage projects to support solar into the grid, Nature First because we're fighting climate change and People First because these projects could to be widely accepted by the local population, grass root approach, investments, I'm from France, lived in different cities in the United States, working with my brother, Laurent, presented his Power Point presentation, infrastructure specialists dedicated to helping make the unsustainable development goals happen, manages more than \$20 Billion, the fast-growing need for lean energy storage – grow +80%, there are two ways of stable energy power – 1. Nuclear and 2. Solar, the Navajo Nation can become the clean energy storage of the southwest, pumped storage hydropower (PSH) ; a proven solution based on water in a closed top to produce nighttime electricity and provide water to the Navajo Nation, the only clean energy long hour storage (8 to 12 hrs.) and long lifecycle solution (100+years), a well proven technology: 43 sites in the US with a capacity of 19 GW – two sites in Michigan and Massachusetts, it is built underground, PSH is back in the southwest but outside the Navajo Nation for now, SRP's new Integrated system plan prepares to add 1,000 MW of pumped hydro by 2035, tech companies need a lot of very stable energy to power data centers for cloud/AI, why Microsoft made a deal to help restart Three Mile Island, why PSH in the Navajo Nation – economic development need to replace jobs and revenue loss from fossil fuel plant closures, over 9 GW of interconnections capacity gradually available, massive deployments of solar projects in the region create the need for long hour PSH, elevation change on short distances with mesa's, underused water rights – Utah Water Rights, New Mexico Water Rights, C Aquifer totally unused by the Navajo Nation, we have seven projects across the Nation, the first one is The Chilchinbeto/Black Mesa PSH Project – two 200 to 300 acres reservoirs, 10,000 acre capacity, filling these reservoirs over two years, 5,000 acres per year, after that we'll need half the capacity, we'll put cell towers on the pumps for operation, \$2 Billion investment for up to 1GW electricity storage over 12 hours, Water will come from the underused C Aquifer, we can clean the water and bring it to the surface, Navajo Nation is pumping only 1% of C Aquifer, large and highly recharging Coconino (C) – Flagstaff, Winslow, Holbrook for their power plants, only need <2% of annual C Aquifer recharge, need about half (2,500 AFY) of the yearly remaining water capacity available for use by Navajo Nation, local communities for grazing and agriculture, Main Benefits for the Navajo Nation and the Chilchinbeto chapter – 100 + jobs, access to about 2,500 AFY of water for grazing, tax revenue for the Navajo Nation, improve the roads, vocational training on site and keep on the Navajo Nation, good paying jobs, The Chilchinbeto PSH project would use water from the C Aquifer, and NOT from the N Aquifer, PSH is the exact opposite of Peabody mining project: water is not taken away from community, on the contrary, PSH project is bringing water to the community, it helps the Navajo Nation build water rights with the underused C Aquifer, very similar to the Chilchinbeto Project is The Oljato Project – water will come from the San Juan River Utah water rights, Main Benefits for the Navajo Nation and the Oljato Chapter, Tax Revenue for the Navajo Nation (for education, healthcare, roads, police, etc.), infrastructure development, full ownership by the Navajo Nation after 50 years & opportunities, same similar benefits for the Tohatchi area with jobs, shops, water either from San Juan Water or C Aquifer, it hasn't been decided yet, we need to build a significant water infrastructure, road improvement; **\*Fern Spencer** – we heard this before, the San Juan River is very low, another project the water pipeline, projects only in Arizona, new election and hopefully, it's to get water here, our lake was always full, the runoff water from the mountain, vocational teacher – we don't have the vocational programs here anymore, we had FFA, we had a greenhouse back in the day, it has changed and we don't have that anymore, kids like hands on, people running our schools don't think that way, everything is in Gallup, automotive and vocational classes are in Gallup, I don't think any of our schools in Gallup have Future Farmers of America, our kids use to win National awards, my kids that were in Business Professionals of America went to the Nationals, if we're going to sell this we need parents, communities and the five chapters in our area; **\*Laurent Payre** – shortage of water, you need to bring projects to the Navajo Nation not outside, water is going down due to climate change, bring some water to the people and increase agriculture, the \$2 billion investment, Hazel's project is federal money, the money I'm talking about is not federal money or Navajo Nation money, it's external money, we are not asking for money, we're giving the money, a possible Tohatchi PSH project with 2,500 feet elevation change, top option lower reservoir, put it on top of the hill, be inside the mountain, small



warehouse, offices for (50) workers with a parking lot who will work in the facility, Options 2, 3, 4 and 5 we can investigate the areas to build and it takes several years, work with the community first to get support and we start with CLUPC and then grazing official, which grazing permittees would be interested in the project and have conversations with them, benefits for the chapters, do a land withdrawal, study these locations, license to survey, Hazel on Navajo culture, take several years to study and see which of these locations makes the most sense, do not touch any cultural sites you have, timeline would be 3-5 years, Navajo Nation: Powering prosperity as the Southwest's water battery; **\*Sam Natonabah** – what are the cons of this projects; **\*Laurent Payre** – it takes time, we did get opposition from people in Chilchinbeto/Black Mesa; **\*Sam Natonabah** – you're saying the water isn't good, will you purify it?; **\*Denis Payre** – yes, we will clean the water, it won't be as clean to use as drinking water, it will be good enough for animals; **\*Sam Natonabah** - would it create any sink holes when you pump up the water?; **\*Laurent Payre** – it will go up and down, you will have two lakes, it will go from the lower lake to the other lake; **\*Denis Payre** – your question is when you pump the water, there will be a hole and will it be a sink hole, C Aquifer is huge, no sinkholes, less than 2% of the recharge; **\*Fern Spencer** – are we the only chapter you have visited?; **\*Denis Payre** – yes; **\*Fern Spencer** - you will run into grazing area, we're waiting to be certified for this chapter, there are things to be done, it just doesn't happen, you have everything planned out you're going to do; **\*Laurent Payre** – we are used to working with grazing permittees, we have discussions with them in the Chilchinbeto and Oljato areas, it's going well, the grazing permittees are open minded, we are bringing them compensation and water, they like it, it's been more difficult with the DOJ of the Navajo Nation; **\*Pernell Halona** – the grazing people if they agree to it will get paid for the use of their grazing even though we're not disturbing their land or going under their land, they will still get paid for it?; **\*Denis Payre** – yes they will get paid, grazing gets paid, the lease of the Nation and Nation gets paid; **\*Pernell Halona** – we're not certified here, Naschitti is certified, they are willing to pay 5%; **\*Laurent Payre** – a certified chapter gets 5%; **\*Pernell Halona** - we need those jobs, there's nothing out here, the project can develop these jobs, need housing; **\*Jerry Williams** – they ask me for help and I'm speaking to the Navajo people, DOJ Attorney General seems to be against it and won't talk to us, DOJ Roderick Begay won't work with us or talk to us, the land is big and the water will be small, 300 acre feet, size of a football field, feasibility study – we take care of the land and water, once the Navajo Nation says yes, we can do this work, The Chilchinbeto and Oljato Projects, met with CLUPC at Navajo Mountain – Paiute Canyon east side, working with Council Delegates, CLUPC and lawyers, Roderick Begay and Lorenzo Curley – work with them, Chilchinbeto – Land Department - permission to survey, civil engineer, archeologist are doing the survey and they are going around doing the work, can you work on the road?, we can make our own road to the top of the mountain, Angelos don't understand the Navajo's way of thinking, explaining how the Judicial System works on Navajo, I explain more in Navajo to the people, explained what is on the grazing as far as how many sheep, horses, cows; **\*Sam Natonabah** – 5%?; **\*Jerry Williams** – CLUPC, chapter officials and community are the one's to make the decision, let's get a lawyer and lawyer will speak for us, pay the lawyer; **\*Priscilla Duncan** – paying 5%?, prices are high, students to go to school, take classes?; **\*Jerry Williams** – Aneth, Whitehorse HS, Utah has the money, if the student is serious about going to school, they will follow and learn, higher education – San Juan School of Energy, moving school trailer; **\*Rachelle Morris** – 5%, it seems low, give money to Tohatchi chapter?, get housing and make good roads, economic development for the area, is that correct?; **\*Jerry Williams** – yes, council delegate would know more information, lawyer said chapter is not a business, chapter has their own budget, LeChee was given \$5,000 and senior citizens; **\*Sonny Moore** – welcome Pernell to CLUPC, visitors, introduction form Mr. Moore, look at the larger picture of what's happening not only on Navajo and across the United States, we out lived our coal plants out there, life cycle of 50-60 years, Navajo Generating Station (NGS) in Page, four corners, San Juan is decommissioned, NTUA provides power on Navajo, building solar farms – Kayenta 1 and Kayenta 2, one at Red Mesa and across Navajo, all the water rights coming in, San Juan water line is coming this way, build more powerlines and a lot of things happening, you would have to work with NTUA and their solar farms are tied back into their grid, we have a substation right here, who is going to benefit?, I would like to see the community benefit, when you're non certified there's a disadvantage, any funds that are funnel from your company because we are an centralized government, it doesn't come directly to the chapter, east flats for water drill, I'm trying to get



money set aside for them, so in the future in case anything happens to their pump, any money left over will not come to the chapter unless we are certified, I recommend you move further to the District 14 council and get the grazing officers over there in one group in our district, this 5% we're talking about, it's in our energy policy, the Navajo Nation has a 5% policy and it says 5%, the 5% will not come here it will go to Window Rock, Navajo Nation has grown to the State of California, Arizona down in Phoenix – Tucson area, now we're left with a dirty environment up here, experts stated we'll not have a clean environment, my points of view, interested in megawatts of power, we started a feasibility study on Hot Springs, we proposed a solar farm, I'd rather get pushed back and criticized when trying to do something, than not doing anything at all, this mountain back here, there's opposition from communities stating that's mine according to the boundary, water is a huge issue for us and we've been in drought for many years, we hardly see water coming down this mountain anymore, the environment and conservation has been on the back burner for us, people are starting to see what is happening out there, years ago there was a lot of grass out there, because of the drought they have to pull back, people have to reduce livestock to save the land, we have one well that serves this community, 150 gallons per minute, we share with Mexican Springs, when Twin Lakes gets into trouble we send our water that way, what Fern said is true, the new negotiations of the water rights across the upper and lower Colorado basin, I see those canals in the Phoenix area, what will happen when we tell those people they have to cut back and it will have a huge impact on the people in California and Arizona, I believe when you say benefits to the community improve roads, education, the possibility of the NTUA solar farms will reduce the rates for the community, to me that is a benefit to the community, we don't want our rates to go up, 40% unemployment rate, poverty level is low, these are some things you have to think about on Navajo, our Vice President is Division Director of Natural Resources, Mike Halona, NTUA, thank you for bringing this to our attention, to CLUPC; **\*Denis Payre** – we do know NTUA well, met with Walter Haase and are willing to join our projects, we know Mike and he gave us permission to do a survey at Chilchinbeto project, we will see portion of the money; **\*Sonny Moore** – who is going to own this?; **\*Denis Payre** – owned by investors – NTEC and maybe NTUA, ownership after 50 years will transfer to the Navajo Nation, lifetime of 100 years, cost to be very low; **\*Laurent Payre** – you can help us with the District 14 Council, grazing officials, help us contact the grazing officials; **\*Sonny Moore** – I think we are going to have a special meeting for District 14, we will invite you for a presentation.

**C. IHS Tohatchi Service clinic-outpatient & inpatient care service information, projects, etc.**

**\*Rachelle Morris** – updates on community happenings, New Mexico and northwest region, we are seeing high levels of influenza new cases, get people vaccinated, Covid and Flu cases are going up, holidays coming up and people staying indoors, crowds of people, recommended to wear masks, keep your distance, social distancing, hand washing that helps to reduce infections and spread to other people, vaccination clinic in full swing, 3E GIMC Vaccination clinic that is open - Tuesdays, Wednesdays, Thursday, 1:00 to 6:30, allows people who are getting off work late in the evening to go to the walk in clinic on the 3<sup>rd</sup> floor to get your Flu vaccine and Covid vaccine, chapter community vaccination clinic schedule and I sent it out to all chapters, I do see it posted on the announcement board, Naschitti is scheduled for November 5<sup>th</sup>, Twin Lakes November 7<sup>th</sup>, 10:00 am to 1:30 – no appointment is needed and only for IHS beneficiaries, vaccinate Firerock casino employees only and it's a closed pod and CCRC clients and staff, not open to the public, GIMC pharmacy, refill line – 3 days, 72 hours, call one week in advance, signup with main pharmacy – prescription mail order to be mail to your post office box, especially for those who are working; **\*Fern Spencer** – IHS Gallup no covid but has flu shot only; **\*Rachelle Morris** – vaccination clinic tomorrow, Covid and flu vaccine clinics, October 2, October 9, October 16, October 30, November 13, 8:30 to 11:00 am, no appointment is needed, go inside clinic, doing home bound patients for vaccination that have no transportation, family can't bring them in due to work, we did most of Tohatchi, Buffalo Springs, and I'm going to Naschitti area.

**D. Navajo Nation Economic Development- updates on Tohatchi Business projects.**

**\*Elvis Bitsilly** – potential sites for Tohatchi, current status for some of these projects, community members have talked about the old Petroleum station, share your updates, what we need to work with you, we talked about professional housing; **\*Leonard Francisco, Jr.** – thank you CLUPC, I'm Leonard Francisco, Jr., I'm the Program Manager for Fort Defiance, RBDO and I have one of the staff here, Flora Nez who is the Senior



Development Specialist, at one time I did request we need to meet on these areas separately, analyze the business sites of what exactly what we are looking at, I may do an advertisement and you guys might not like, I work with you guys on what is needed here, so when I do the announcement in the paper it is correct, your business sites we're going to start advertising, getting it ready in November, when I bring your section out because we are talking about the post office, there are numerous things I hear that we need to do, you guys want laundromat, café, what do we want, it's something the community wants, the old Chevron station, Petroleum – I'm working with the Petroleum office, I hear they want to make it a Fleet with the Navajo Nation, I have yet to get a document on that, I have to talk to Navajo Nation Petroleum on that first, the last time Sinclair wants to take it over, which I'd rather give it to Craig and not to Fleet, Fleet doesn't give us money, and that's not what we are there, we are there to make money, and we're not there to give it to an administrative thing again, I want to give it to Sinclair and put a dinosaur there, I want to see that happening, I'm working with Petroleum and will have a meeting with them and I can get that through, the Francisco site – relinquish the property and give it back to chapter, there's a nearby home, we can't do nothing with that area at this time, I would like to get it out of the books, I'm willing to do the resolution for you and give it to you at the chapter, this is the main one I'm worried about, the books I gave you guys we need to look into those, what are we going to do with the orchard area, it's still there and we haven't done nothing, the site by the school, what are we making there?, we haven't discussed it, you guys have two big properties sitting right there, sitting across the school over by the BIA, old area on the trading post and keep it where it is, there's a residence there, let's strategized on your locations and sketch it out, Flora will be updated, we talk and document it then we know what we will do, I'm not in favor of the Fleet, I already called my Executive Director, Tony Skrelunas, I don't want that happening, where the revenue is going to go, it's not going to the Navajo Nation, it's going there and not to the people, it should be up to the community to make that decision, I will call Elvis, I will get the support from you guys, the Giant - the Muskett's no longer own it, the lease has expired, it went to 7-2-11, we're working on the lease, asking for 5 years, it was given to the daughter but she didn't do anything after 4 years, it overlapped and it terminated on its own, meaning it's open to anyone now, mini market next to it when the Muskett's renew the lease, Ft. Defiance is the biggest chapter I'm overseeing and I have a bigger responsibility, I'm wanted here and there, Rental Flick, the property by the post office is big and it's not the only property there, you guys have a lot of potential; **\*Fern Spencer** – I'm flabbergasted, issue with the Francisco's, it was supposed to be a laundromat, the bricks floor was put down, LaWanda passed away, the store – old trading post, you have that house that Sharon Beach/Nakai has, she has a homesite lease for that area, Catholic Church, being on this committee, what are they going to do with the old Post Office, who owns that; **\*Leonard Francisco, Jr.** – government; **\*Fern Spencer** – the strip of land across the high school, it's the Nez's; **\*Pernell Halona** – turn off to the lake, they were to build a mini mall, no water and electricity is the biggest problem; **\*Priscilla Duncan** – the area by the old airport?; **\*Pernell Halona** – housing development; **\*Priscilla Duncan** – supposed to be a business - mini market, once Leonard McReeves said it was his land, it stopped; **\*Pernell Halona** – the land for the housing, anasazi sites there, I saw them coming in removing the sites, I thought it was a settled deal because the Bitsilly's across the highway said no, they all passed on, no one has stepped in to say to continue with the housing or not; **\*Fern Spencer** – I got yelled at because my kids were running that way, cross country team, my principal got a call saying they are not supposed to be over there because it belongs to the Bitsie's, **\*Sonny Moore** – I have to take some blame for dragging my feet in this area for commercial development, we have new membership, one vacancy, dealing with the land use recertification, from the chapter president's perspective, leave the Francisco and Old Trading Post alone, let's look at the road where you have 6000 vehicles of traffic going back and forth every day, the post office this way close to Red Willow wash there's room, vacant gas station, Veterans say if there's a plan we can relinquish the land back to you, behind the vacant gas station, we're putting up a Safety Complex, 15,000 square feet, we're on top of the list with Law and Order Committee, they are planning to build Safe Complexes across Navajo, we are in the top 5, we hired an architect and construction management at risk, we are ready to draw up those plans, we're looking at across the Orchard, all the infrastructure is there – water, waste water, gas, electricity, fiber optics, build something we need in Tohatchi, Olive Garden and people will drive to eat, we have people who will volunteer and Byron, stated I can GPS the land for you, provide the map, get a land



designation, meet with CLUPC to talk about projects at a work session within the next two weeks, Arbin Mitchell assigned us an individual who will help us with the land use recertification, meantime we should still look for a vendor, we need to do a 3 quote thing based on this scope of work, tell us how much they will charge us, the two things the CLUPC and chapter need to work on, Navajo Nation saying we don't want any more buildings, they will challenge us to build this warehouse here, I have \$891,000 into that project, it will house our heavy equipment, property going to the lake, there's no infrastructure and it will cost more, it's on the bottom of the list; **\*Leonard Francisco, Jr.** – new administration coming in, what can we do?, Mr. President get a resolution to deny Fleet coming in, Katherine Benally stated no Navajo Nation buildings along the highway 491 and 264, have Byron do the mapping and it will help us; **\*Sonny Moore** – a business would benefit; **\*Delphine Bitsilly** – since we have the infrastructure, can we bring in McDonalds?; **\*Leonard Francisco, Jr.** – if you can get them to come here, you will need to talk to them, need a letter of intent, business plan and insurance, that's required then we start working with them, I always give the scenario of Olive Garden, have we done that, have we contacted Olive Garden to Tohatchi, if someone can talk to the main man at McDonald's, you're looking at removing all the infrastructure that is there, to build something you have to know what you are doing, it all costs money, it takes time to get the money, a 5 year plan, we need to meet with you guys, have we done a market feasibility study here in Tohatchi?; **\*Elvis Bitsilly** – is this what you're talking about, Tohatchi Chapter Navajo Nation, Commercial Development Feasibility Study?; **\*Leonard Francisco, Jr.** – it doesn't have everything in it, there's more information we have; **\*Fern Spencer** – when will you be available?, evening?; **\*Leonard Francisco, Jr.** – evening is fine; **\*Fern Spencer** – 6 pm; **\*Elvis Bitsilly** – we need to meet to tackle these projects; **\*Leonard Francisco, Jr.** – work on the dates, and let us know; **\*Fern Spencer** – October 23, 6 pm, CLUPC, Chapter and Grazing Officials only.

**E. Tohatchi Community Land Use Plan- review, updates.**

**\*Elvis Bitsilly** – I'm available this week except Thursday; **\*Fern Spencer** – work session on October 23;

**\*Sonny Moore** – meet with Elvis and contact that person and to what extent she can help us, I want to meet with her earlier, we might need to meet with CLUPC earlier, I would like to carry a discussion with her and not sure what she has to offer, we may still need to hire someone who has the expertise, she may only provide us with guidance.

**F. Request to Land Dept for potential housing developers, update on land designation approval.**

**G. Navajo Housing Authority-report on new housing development information for Tohatchi.**

**VI. New Business:**

**A. SWCD-Soil & Water Conservation District**

**B. Red Willow Farm Board**

**VII. Resolutions: none**

**VIII. Announcements:**

**IX. Next Meeting Date & Time: Tuesday, November 19, 2024 @ 9am Tohatchi Chapter**

**X. Adjournment/ Time: 12:30 pm**

Delphine Bitsilly, Recorder

