



# 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

**Pernell Halona**  
Vice-President

**Delphine Bitsilly**  
Recorder

**Fern Spencer**  
Member

**Priscilla Duncan**  
Member

### AGENDA

**Tuesday January 21, 2025 @ 9am-12n**  
**Tohatchi Chapter**

**Teleconference# 1+2532158782**

**ID: 4311314751**

**Passcode: 230694**

- I. Call to Order: Time: \_\_\_\_\_ Roll Call: \_\_\_\_\_ Invocation:
- II. Introduction of Guests:
- III. Approval of Agenda:
- IV. Approval of Minutes: Tuesday December 17, 2024
- V. Old Business:
  - A. Tohatchi Community Land Use Plan/Updates/Section Assignments
  - B. Tohatchi Chapter Bike trail status update/ CSC
  - C. Old BIA housing site land withdrawal update/status/ NN Land Department submit
- VI. New Business:
  - A. Introduction of new CLUPC member Priscilla Duncan
  - B. Introduction of new Tohatchi Chapter VP-Lee Rodgers
  - C. NN Economic Development review/updates/ Tohatchi Business sites/ Flora Nez
  - D. Tohatchi Chapter priority projects 2025.
- VII. Resolutions: none
- VIII. Announcements:
- IX. Next Meeting Date & Time: Tuesday, February 18, 2025 @9am-12n Tohatchi Chapter
- X. Adjournment/ Time:



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### TOHATCHI COMMUNITY LAND USE PLAN COMMITTEE MEETING MINUTES January 21, 2025

- I. Call to Order: Time: 9:28 am Roll Call: 5 Invocation: Pernell Halona
- II. Introduction of Guests: Lee Rodgers, Laris Manuelito, Flora Nez
- III. Approval of Agenda:
  - \*Laris Manuelito – Add to Agenda, **Tohatchi Veterans Organization and Il’ni Market Place updates**; \*Fern Spencer – **add to New Business E.**
  - \*Lee Rodgers – Move **VI. New Business C. NN Economic Development review/updates/Tohatchi Business sites/Flora Nez to V. Old Business D.**
  - Motion: Fern Spencer      2<sup>nd</sup>: Priscilla Duncan      Vote: 4-0-1
- IV. Approval of Minutes: Tuesday December 17, 2024
  - Motion to approve and read on your own.
  - Motion: Pernell Halona      2<sup>nd</sup>: Fern Spencer      Vote: 4-0-1
- V. Old Business:
  - A. Tohatchi Community Land Use Plan/Updates/Section Assignments
    - \*Elvis Bitsilly – who is assign what and what we are doing with our overall community land use plan project, we’ve been working on it the last six months, this goes back to what is required through Title 26, it’s reapproving the chapter’s community land use plan project each chapter should have, we have to review and reapprove within five years, it was approved in 2018, we are making, updating and adding changes to it, the section assignments are assigned to us, we need to make sure we cover and understand these are the projects we are working on, we were given a hard copy of the overall plan of 2018 which is the project plan for Tohatchi, we have one full copy of it and we have copies on file, we can copy the file to a flash drive for you, it’s a big file and you will need a lot of space, these assignments are assigned to each member, we can go through each of those projects and make our recommendations, we will have a final plan and discuss to make a final recommendation to our community, what we can work with, once we do that we’ll go through the steps required through Title 26, the final approval of the land use plan goes to Resource Development Committee, I’m looking at April/May to have this finalized, have done by May 1<sup>st</sup>;
    - \*Fern Spencer – we had a lady who came in from UNM and comprised all of that information together, as we started the new project, there’s a new lady who is supposed to come in from Window Rock and go over all this, every time we invited her here it never happened, what we started to do was condensed it, he went over there and asked what exactly do we need to get done in this project, it won’t be that huge, that one contains pictures and so forth, around the area with the people who are part of our chapter government and so forth, what we’re looking for is a

condensed version with facts, from our understanding Manuelito has a good version of this, it's concise and ours will be based on that; **\*Delphine Bitsilly** - December 1<sup>st</sup> I sent out an email, Priscilla was pending on our committee at that time and didn't send her the email, I sent the email to the members and these are the assignments, President Elvis – section 5, Fern – section 4, Delphine – section 7, Pernell – sections 1, 3, 6, no one assigned to section 2, in the email I asked anyone if they wanted to work on section 2, no reply and we decided the new member will get section 2, Priscilla you will get section 2, I lost my CLUPC flash drive, the Plan of Operation file is lost, if I can get someone's copy of the Plan of Operation to copy to my flash drive, that will be good, those are the sections we have been assigned and do the best we can, ask each other questions or talk to Maria about the history, Priscilla if you want a copy of the Plan of Operation, you can get a flash drive and we can copy the file to it, the file is too big to send through email; **\*Elvis Bitsilly** – we will have to do a work session soon and review your sections; **\*Pernell Halona** – we can take some things out and some things we can use; **\*Fern Spencer** – a picture can say a thousand words.

**B. Tohatchi Chapter Bike trail status update/ CSC**

**\*Maria Allison** – working with attorney, Cynthia Freeman from Navajo Nation DOJ, we were informed by DCD office that we needed to submit the paperwork through the 164 process to get the bike trail going because the chapter was going to put up the 7,000 and IMBA to come up with the other 7,000 and that was what we were doing last year, I worked on the 164 and worked on all the documents, got everything together and with the help from Patricia Begay, ASC office and she helped me walk it through the offices but got hung up by DOJ, and told me they need more documentation, Cythnia Freeman called me and told me she wanted to talk in person to make sure I understood what I was doing, myself and the previous Chapter President, Sonny Moore attended the meeting with Cynthia Freeman, we explained to her what IMBA is requesting with Gallup McKinley County Schools to the chapter, she tells me you don't need the 164 process because it's not over 50,000, the only thing you need to do is write up a MOA with the chapter and IMBA, she said she'll help me with that and to reach out to IMBA to see if I can get documentation between IMBA and Gallup McKinley County Schools, so a MOA between both areas and get a copy of that and send it to Miss Freeman, she will do the MOA between the chapter and IMBA, once the MOA is completed, we meet with Scott and Kevin, once we get a meeting together and it explains to us, we sign with them and start the process of payment, Elvis help me reached out to IMBA and Roxanne who is the Navajo Nation Coordinator with IMBA, she reached out to me and I explained to her what we are doing now, and she said okay I can get it done, as of last week Thursday, the 16<sup>th</sup> she told me Silver Stallion, Scott and Kevin Mitchell are working together on getting the MOA between the school and that company, once I get that packet I'll send to Freeman and she going to work on ours with the chapter, it shouldn't take more than a month to get this in; **\*Fern Spencer** – how long did it take for Thoreau and them other schools to get this done, it seems to go on and on, get it done; **\*Maria Allison** – I'm not sure, they are in the checkered board area, they didn't have to go through what we're going through; **\*Elvis Bitsilly** – I'm glad we're moving on it real quick, let's give them a time frame and the community needs it.

**C. Old BIA housing site land withdrawal update/status/ NN Land Department submit**

**\*Elvis Bitsilly** – is there any information you can provide to us from the Land Department, we submitted this document to Land Department last year and it's been six months with former President Mr. Moore, I'm aware they completed the application and documents they needed to be submitted, we've done a follow up with them and didn't give us a response, we need to move this because the development over here needs to be moved forward, without this approved document, it's not going to hold back anything because we don't have it, we're doing the talking, we have it on

the table, we are discussing who we can bring in to do the development, we do need this approved document, we can put our stamp on it and say we are ready to go, through their office we can continue to follow up with them and make sure we get it going because it is very important, it also reflects on economic development on what it is doing for us, the withdrawal sites we have, if you hear from them Maria, let us know, I've had conversations with Sonny several times and the office in St. Michaels hasn't responded to us, when we talk to staff there in the office they didn't know where things were; **\*Pernell Halona** – that's in the Land Department and that's Mike Halona, Byron was on the committee; **\*Elvis Bitsilly** – Byron is the department manager; **\*Lee Rodgers** – he's at the Land Department and Mike is the Division Director; **\*Priscilla Duncan** – do you have a copy of that application; **\*Pernell Halona** – why is it taking so long to review the application, it's been four years, 5 years since we requested that; **\*Lee Rodgers** – when that application was done and submitted, was it hand carried or mailed; **\*Maria Allison** – Sonny was working on everything and it was hand carried to Land Department; **\*Lee Rodgers** – Sonny was the one who hand carried, we need to know who he gave it to, when was it stamped in over there, if it's not stamped in, we have no proof and it could have ended up in their shedder box, when I used to work as chapter manager, I used to handle all these and would get them stamped, make copies and get them to the departments, divisions and that way I know I have proof I gave it to them, they can't say they lost it, has it been stamped and do we have a copy that it was received, call the department manager and ask him directly, what is the status of it and if he will answer you; **\*Pernell Halona** – has there been any contact from the BIA office, with anyone, they would be the ones who had control of that land; **\*Elvis Bitsilly** – yes, will it's all been turned over to the chapter; **\*Lee Rodgers** – it's been turned over years ago; **\*Elvis Bitsilly** – BIA doesn't have anything to do with it now, it's been withdrawn to us and it's been withdrawn from the Navajo Nation to the chapter, we're still working with Navajo, we need to see where we are with that again, let's follow up on it so we can move it again, through Maria's office they can help us that way, Mr. Moore was working directly with them on this project and other projects, thank you Maria and let's work together to move these projects forward.

**D. NN Economic Development review/updates/Tohatchi Business sites/Flora Nez**

**\*Flora Nez** – I'm new to the DED/RBDO office, the Navajo Nation moves at a snail pace, I found out to move things is to constantly be there to follow up, going to meetings and having your say at those meetings, in Tohatchi there are four available sites and I do business site leasing, the four available sites are: 1 – Post Office building, there's a potential business owner who is in training with me to learn the process, can't release name because it may not go, it's a laundromat and she's local, works in Gallup; 2 – Rental Flick, needs fencing and clear it out, it appears the infrastructure is there and it's open; 3 – across the school area that is vacate with no infrastructure, it's a perfect site for a storage vendor, who is aware and I've informed him, he's interested and we'll bring him here, a Navajo vendor, originally from St. Michaels the storage vendor and has been in business for many, many years, he has the experience and funding, we'll work with him there; 4 – waste management site and Veterans site, the Veterans is there but there's no plan, it's big enough to do a lot and it right off the road, everything is there and it a matter of working with the Veterans, what is it they want or do they want to give it back to the chapter, it's an ideal site, big enough for restaurant, look at the CLUPC and it's 2004, it's twenty years, I also write grants on the side, there are so many resources we can do, the Red Willow needs some work, I have access to several grants, community infrastructure grant and work force grant to bring in the money here and train, possibility for market place, it would work for the Red Willow project and bring in the water, solar and everything to pump it, the problem with grants is I need a lot of data, I need pictures and letters from the community what we need, by the time I finish a grant it is this thick, I would need a

CLUPC booklet to send it to the federal government, not sure what Trump will do yet, all these are open and don't expire until March April, every quarter there are so many grants, we can go through non-profits, we went to a meeting Mr. Bitsilly and I Friday, there's a lot of fact findings and lot of resources we can tap into the state of New Mexico, the governor's budget, the whole state has so many resources we can tap into, just to explore how much can they do on Navajo, because we're a Sovereign Nation, we bring in the money and work with the Council and President, it seems he is open and bringing in people from China, Navajo Nation President signed one of my leases recently and it was a BIA renewal, it's a BIA lease along I-40, what takes the longest is an actual Navajo Nation lease, I'm working on all six right now, added the Market Place, all taken a year, three are coming up for signature next month, so much paper work, even though I'm there monthly, where is it, get it and go to the next department, how many departments to go through, DOJ is the biggest place and it gets hung up there, answers to your questions are right there, Anglos don't know what our life style is, they hindered everything, we need a good attorney that knows economic development on our Nation, I have to keep barking at their doors and keep going, the resolution the chapter passed to move the Navajo Oil and Gas, we're working with another vendor Red Mesa, turn into the green dinosaur, Sinclair and he is interested, he has money and we need to move Oil and Gas out of the way, put them somewhere else, they have a few gas stations and we're going to move Sinclair there and build, it's a matter of admin work, DED – Leonard Francisco, my boss what he has to do, move them and clean it up, the gas tanks is what takes the longest and we have to remove the gas tanks, change it out and do it to his liking whatever his preferences is, the new vendor, we see that in the next half a year, the data is important and you had a survey in 2004, it listed all the community wants and wishes, number one is laundromat and food, if we get the laundromat then we can get the food, you don't just need one you need four with the traffic, then the water that comes in and it will be available, it's good to find all your resources and McKinley can do a lot, the mayor of Gallup and I got to meet her, why didn't you bring in Maverick half a year ago and she making changes, it's based on the need, 75% of Gallup is Navajo Nation money, she has to listen to us, lessen your liquid and put restrictions on them, she said I never heard that from anyone, every chapter is different, the 5 year Economic Development Plan was brought back to RDC, I saw li'ni Market Place, I called and found out it is Laris market and it's back up in there, we have to drop them back to 1 to 5 year plans, one – they want shovel ready, people who have done all the work, which she has done and she'll be in year 1 and to fund, infrastructure and different things we need to do, a lot just need site cleanup like the old BIA buildings, get it ready for the next vendor to come in, it's at the RDC table and they asked up to update, this week or next week the DED will be going before the RDC to approve and Navajo Nation will approve the final budget, we are starting the new budget, some chapters are not active, the chapter north of you – Naschitti, now there are new officials, I can go there and they are government certified, Mr. Calloway wants to rebuild the gas station - Sinclair, the store burned and the lease is going to expire, terminate it and move it on top, Mexican Springs and Twin Lakes totally blank, 6 chapters in Steamboat I'm busy working with here, some are slow and some are quick like Nahata Dziil, it's a unique community, a lot of grandmas sit by you and tell you their life story; **\*Fern Spencer** – you said the Post Office the building next to it; **\*Flora Nez** – a laundromat; **\*Fern Spencer** – I don't know if they told you but there was always problems with the plumbing, that's the reason why when they had the daycare center, it was always getting clogged up and at one time the post office had to close, that was the problem for that area, former students don't stay here because there are no jobs, go and find out how other people live go to school, when they come back they are told you are overqualified and I heard this from five former students; **\*Laris Manuelito** – I think I know who you're talking about on the laundromat, I was approached by a parent of a person interested in doing that part, the

barriers she came across was TAOS, they said they are going to do something with it as well and this was like two years ago, they didn't know how to get TAOS to relinquish that part; **\*Fern Spencer** – another person wanted to have a little café, open 6 to 2, it didn't happen either because TAOS was blocked, asked and see what you can do, you're on CLUPC, we can only do so much but if that person says there's a block and they own it, they don't do anything with it; **\*Laris Manuelito** – would it be appropriate to approach, CLUPC to ask TAOS, officially how they will relinquish it, if they are willing to or how much to buy them out; **\*Fern Spencer** – who is in charge of TAOS now; **\*Laris Manuelito** – last I knew it was Genevieve Halona; **\*Priscilla Duncan** – Genevieve Halona is over here at the clinic, why do they own it when they are not there anymore, it's the same as the hogan at Chuska which is abandoned, the former President was trying to get that hogan; **\*Fern Spencer** – there's another structure sitting there, when we were doing the EMTs trying to find them a place and for them to have a building, they said it's unavailable because it belongs to TAOS; **\*Elvis Bitsilly** – comment about TAOS, need clarification on who owns that building, there's infrastructure problem on the north side, plumbing, waterline, sewer line, I think it was the sewer, I think there was a problem with the roofing as well, I don't know who the new CEO of TAOS is, they are located in Gallup, we can follow up with them and inquire about it, there is a lot of information on that building, I thought Leonard said that building was owned by Navajo Nation and chapter; **\*Flora Nez** – let me ask him, he has so much information; **\*Lee Rodgers** – ask about the leasing, how much time line is on it, some leases are 10 years, 15 and some are old like 50 years; **\*Flora Nez** – the oldest I've found is 25 years, should be like 3 years like Wells Fargo; **\*Lee Rodgers** – everything that is in TAOS name, how long are their leases, how do you amend those leases, change it and get it out from under them since they are not using it, in DOJ I'm sure it's written in the codes what to be done; **\*Elvis Bitsilly** – it's one site we have for our community we're working on, to be finalized and researched, brought back to the table which we are doing, follow up on it and see what Navajo Nation has on it and everything goes back to them; **\*Pernell Halona** – the last time I checked on the building, they were trying to figure out if Navajo Nation owns it and there's supposed to be a seal on the building, the guys from the Property office checked to see if there's a seal on the building, no seal on it; **\*Fern Spencer** – who is original owner, it was a store and whose store was it, Michael Halona; **\*Pernell Halona** – no; **\*Priscilla Duncan** – there were two elderly ladies; **\*Pernell Halona** – after they left, a family moved in; **\*Lee Rodgers** – after the preschool, was it the Halona's, a couple then the Halona's then TAOS; **\*Pernell Halona** – the roof is fine, spent \$35,000 to redo the roof, inside it repainted and remodeled, no one moved in to it, sewer is the only problem, they told me it's going to cost \$16,000 to replace that sewer line and I thought it was too much; **\*Laris Manuelito** – if it's going to be a laundromat, is there a requirement for a lagoon; **\*Pernell Halona** – you have to make one for that, don't think it will run in to the sewer line; **\*Elvis Bitsilly** – have to tap into the current system that is in place, there should be a sewer and water line there; **\*Pernell Halona** – I don't know if it's big enough to run the water flow; **\*Lee Rodgers** – it has to be connected to the main and it needs to be upgraded, the elbow needs to be fixed; **\*Laris Manuelito** – I entertained that idea on the six acres; **\*Pernell Halona** – that place is more for a fast food joint, that is what TAOS was trying to do, it costs too much; **\*Flora Nez** – need data and what do the people want; **\*Elvis Bitsilly** – what are the priority projects going to be 1 and 2; **\*Flora Nez** – storage units and cleanup Rental Flick and fence it in; **\*Elvis Bitsilly** – does that have to be surveyed; **\*Flora Nez** – I can add it to the survey, we are hiring two companies to do surveys for us and studies for us, all sites will be digital on our website, for mapping we are bringing in another lady who is working on the digital sites throughout the reservation, we are getting calls from Parker, Arizona, what can I get over there, whatever business it is they want to do a little shopping center, what does the community want.

## VI. New Business:

### A. Introduction of new CLUPC member Priscilla Duncan

**\*Priscilla Duncan** – introduced herself to the committee and guests, I retired from the Navajo Area Health Services in the Acquisitions Department where we handled contracts, buy supplies and equipment, I worked on that for a long time and I enjoyed it, you don't do the same thing every day, I'm glad to be a member, thank you.

### B. Introduction of new Tohatchi Chapter VP-Lee Rodgers

**\*Lee Rodgers** – introduced herself to the committee and guests, I'm newly elected Vice President, from Tohatchi, I moved away to go to school and returned, was a Chapter Manager for 10 years and left to continue my college education which I received my Bachelor's in Management, became an Interpreter, I'm a Court Certified Interpreter and a Medical Qualified Interpreter, as an interpreter you must be there 15 minutes before it begins, if my job says to be there at 8 and I get there at 8, I'm late, I try to be ahead when I go to meetings, I teach Navajo class on Friday nights by Zoom, I'll try to attend your meetings here, according to Title 26, I'll be your Pro Temp President and Vice President for two months until the President is elected, I'll be here to listen to you guys and I don't believe in micromanaging, mini managing, nano managing, I believe people are smart and doing their jobs, my job is to listen and give support.

### ~~C. NN Economic Development review/updates/Tohatchi Business sites/Flora Nez~~

### D. Tohatchi Chapter priority projects 2025

**\*Elvis Bitsilly** – Sonny Moore added 16 and 17, projects for Tohatchi, involves our committee, chapter, rural addressing #5 – chapter approved it, we should be getting an update from Aerotech and they will come back to chapter and CLUPC meeting to give an update, funded by ARPA money and approve by Navajo Nation Council and President's office, fully funded and ongoing, other chapters in New Mexico and Arizona; **\*Priscilla Duncan** – do you have Professional Housing BIA on this list; **\*Elvis Bitsilly** – it's number 3; **\*Fern Spencer** – when for work session; **\*Elvis Bitsilly** – let's give Priscilla time to review the plan, a month; **\*Pernell Halona** – Flora will make copies; **\*Laris Manuelito** – how do I get a recommendation to extend the turnoff on highway 491 by the li'ni Market Place; **\*Pernell Halona** – do a resolution and present at the Planning Meeting to include the road crossover; **\*Laris Manuelito** – add the water system around, if you have a Public Safety building you need fire hydrates; **\*Pernell Halona** – you had people working on the fire hydrates which are plugged up and dried out; **\*Fern Spencer** – they don't do checkups like they used to; **\*Pernell Halona** – there's no fire station here; **\*Laris Manuelito** – I was at Twin Arrows, took pictures of their tanks which are next to their public safety building, water tank and water lines needed to be revisited; **\*Lee Rodgers** – when the last LDA was working, I remember him giving a report about the safety complex, he mentioned the next step was NTUA to do a study on the availability of water and what can be done, meeting I had with President Moore and he is on the board of NTUA, I asked him if he could look in to it and how are far that study is being done, that is the next step for the safety complex and to follow up; **\*Elvis Bitsilly** – put work session date on February agenda.

### E. Tohatchi Veterans Organization and li'ni Market Place, Vice Commander Laris Manuelito

**\*Laris Manuelito** – Veterans site, if they want to keep that Veterans site there and not move it over, utilizing it as a business site and the Veterans owning it, can it be survey; **\*Flora Nez** – as long as we have it digitally done; **\*Elvis Bitsilly** – all work is done and complete, it's the organization that need to figure out what they want to do, \$300,000 was given to the Veterans, money wasn't used and money reverted back to the state, chapter recommended to Veterans to return land back to chapter to have as a business site; **\*Fern Spencer** – move Veterans here – baseball field because no one is using it anymore, Harold Morgan had the store, Larry Manuelito had the company Cipco;

**\*Laris Manuelito** – I'll bring it up at next meeting and see if we can make it an economic possibility and it would produce some funds for the Veterans especially if we get LGA certified; **\*Fern Spencer** – when is your meeting; **\*Lee Rodgers** – first Friday; **\*Fern Spencer** – February 7, 10 am; **\*Laris Manuelito** – introduce to CLUPC, Flora said getting business site leases finalized, feasibility study needs to be done for the 5 year plan, raising money for \$5 million for plan and design, once that comes through it's a domino effect take off, the surveys, studies have been done, waiting on the business site lease, once it's sign another stepping stone for more funding and they will see as it's official, hope to get before the SBDIC program takes off and spoke to Patricia and said not to worry about my application and will start going through by the end of this month or next month, working with WESST Organization working with orientated businesses, federal money, work on public survey with the five chapters for what the community want and what they want in the grocery store, I've been approached by Whole Food store and has an interest in the Market Place to provide healthy foods, vegetables from Red Willow one day, I'm working with Shiprock farmers to bring local produce to the store, a lot of partnerships going on, partnership between li'ni Market Place, chapter and CLUPC, infrastructure – water is there, electric will be solar, roads – see the amount of truckers, from Twin Lakes to Naschitti and approach New Mexico Department of Transportation to redo the roads to make it semi certified, reinforce pavement to withstand semi traffic, I have to approach them for the acceleration and deceleration lanes, I thought just do that part but why when do more for district 14, this would be a district 14 effort with Tohatchi Chapter spear heading it, I'd like to partner and support as I start talking to Department of Transportation on my little area and expanding out as far as we can, funding has to be there and it will be a lot, getting ready for economic development as we move forward especially if we get LGA certified, Flora said there's funding there and look at TIF, talk to Senator Pinto; **\*Fern Spencer** – are you thinking about the waterline that is coming through; **\*Laris Manuelito** – they did fund more for the waterline, according to Ty, they are coming through with a smaller waterline this way and I've ask for a "tie in", a good thing for the chapter and CLUPC to look in to "tie in", access to the waterline, good for economic development; **\*Fern Spencer** – it will come here to this tank here and serve us and Mexican Springs, when is this going to happen, railroad; **\*Laris Manuelito** – railroad would help with food transport, a passenger railroad to bring good hired workers who have good work ethics, can you work for me, turn in to a truck stop with a Olive Garden; **\*Lee Rodgers** – I'll email you Flora; **\*Laris Manuelito** – the manufacturing company that I'm working with and brought on a project manager, he's developing his own construction company which is all Navajo, we're supplying the building technology and it's called Lightning which is English for li'ni, li'ni Construction Systems, transporting materials up here will cost, and it was all about cutting down on cost, the building on the construction itself is \$32 million, \$152.00 per square foot for 55,000 square foot, if we use this building it will take \$100.00 off and will be \$87.00 per square foot, bringing the material from Las Vegas and Mesa will cost just as much, why do that when we can build our own manufacturing warehouse here, we found a potential building in Window Rock with Coalmine Tso, look at their building and revamp it, it can build commercial as well as houses, have a centralized housing where we could potentially do our own housing here for a quarter of the cost, we don't like to do new things or make changes, this is built for steel beams, steel beams and the installation is not regular installation, it foams that hardens up, it makes it nonflammable, makes it seismic earthquakes, wind and almost perfect for our area, we are developing that business as we speak, we did a business plan and now go after funding, if we do get that place and get funding we'll start to renovate, find the construction business licenses, another public survey comes in and utilizing the same public survey that WESST is helping me with, see what the community wants in terms of homes.



- VII. Resolutions: none
- VIII. Announcements: Tohatchi Chapter Meeting, Wednesday, January 22, 2025, 10 am; Veterans Meeting, February 7, 2025, 10 am
- IX. Next Meeting Date & Time: Tuesday, February 18, 2025 @9am-12n Tohatchi Chapter
- X. Adjournment/ Time: 11:42 am

Delphine Bitsilly  
Recorder

