



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

Larry Rodgers
Vice-President

Delphine Bitsilly
Recorder

Fern Spencer
Member

Byron Bitsoie, Sr.
Member

AGENDA

Tuesday July 16, 2024 @ 9:00 am-12:00 pm
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: June 18, 2024
- V. Old Business:
 - A. Tohatchi Community Land Use Plan status/update
 - B. Tohatchi IHS- Rochelle Morris
 - C. Tohatchi NHA Director- Valerie Wilson
- VI. New Business:
 - A. Nature & People First-Hydropower/ Jerry Williams, Laurant Payre, Dennis Payre
 - B. Li'ni MarketPlace Project- Laris Manuelito
 - C. SWCD-Soil & Water Conservation District/ Mike Begay
 - D. Red Willow Farm Board update
- VII. Resolutions: none
- VIII. Announcements:
 - A. 1st CLUPC Community Hearing on Community Land Use Plan 2024- Thursday, August 22, 2024@1p-5p
 - B. Tohatchi Chapter Regular Meeting- July 17, 2024, 10am
- IX. Next Meeting Date & Time: Tuesday, August 20, 2024 @ 9am Tohatchi Chapter
- X. Adjournment/ Time:



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TOHATCHI COMMUNITY LAND USE PLAN COMMITTEE MEETING MINUTES July 16, 2024

- I. Call to Order: Time: 9:18 am Roll Call: 4 Invocation: Delphine Bitsilly
- II. Introduction of Guests: Jerry Williams, Sonny Moore, Denis Payre-online, Laurant Payre-online, Laris Manuelito
- III. Approval of Agenda: Motion to accept and delete Old Business B and C:
Motion: Fern Spencer 2nd: Larry Rodgers Vote: 3-0-1
- IV. Approval of Minutes: June 18, 2024
Motion to accept-read on your own: Delphine Bitsilly 2nd: Fern Spencer Vote: 3-0-1
- V. Old Business:
 - A. Tohatchi Community Land Use Plan status/update

***Elvis Bitsilly** – any new updates, recommendations were made, any new requests, thank you to all for participating, did we get all the information that is needed, we can have official Land Use Plan for next chapter administration; ***Larry Rodgers** – sections we're following in the 2018 plan and I was looking at it differently when setting up the document, next work session I would like to share a working draft, a questionnaire was passed out and if you have any input, no input on questionnaire, it's made for the first public hearing- public meeting, use it to get some ideas on what people are thinking of the work we are doing working on the Land Use Plan, maps – where are things at, at a prior meeting the committee approved to work with Jasper, Maria sent an email out to CLUPC committee and 3 three bids is required, I asked who is responsible for sending out the request for the 3 bids?, in my mind it's the administration responsibility, Ms. Allison responded to Larry's request regarding the 3 bids, email stated which was read, usually the requester goes out and finds other vendors that do the job and requests for a price quote and brings it back to the chapter, we do not need to go through the newspaper, unless this is a big project, there should be other GPS people out there you can reach out to Byron Bitsoie to get a listing and make your contacts from there, Jasper can put in his bid, there's this under \$10,000 and sole source which I don't want to go through that again like the bike project; ***Sonny Moore** – reminded Maria about the request for vendors, it's the administration's responsibility and I can help Maria with this request, the bike trail we finally got assistance from Administrative Service Center and do a follow up, doing the vendor search I can start the search; ***Elvis Bitsilly** – let's be cautious with this process, as CLUPC committee we don't do this portion, let the administration do the search and it's their responsibility, they know the process, we don't interfere with these requests; ***Sonny Moore** – next on the to do list is to meet with Land Department, it's all tied into commercial development as well as the Land Use Plan re-Certification; ***Larry Rodgers** – clarify the message, if President is willing to ascertain the bids, workshop discussion on the mapping and Delphine stated the maps in the Land Use Plan are good enough, in my opinion they are not, if the committee feels we can continue to use the same maps I'm fine with it, do we say the narratives are good, too, if that's the

case we can say we're renewing the 2018 plan, the committee agree with it and move on, the chapter couldn't get a consultant and we ended up doing the work ourselves, I put a lot of work into the document, the narrative I already did and it's one component, the community assessment component with all the data of the 30 tables that have been produced, that narrative will expand, getting to the land tracts, infrastructures and they will need maps with narratives; ***Sonny Moore** – getting the cooperation from land department, natural resources to bring the information up to date as far as the maps, let's see what Land Department has today, let's first get information; ***Fern Spencer** – information is redundant, sections are about the same, same questions are asked, we want it precise as what is happening now, it has changed over time; ***Sonny Moore** – it's more of an update; ***Delphine Bitsilly** – I'm working on section 7, I say we keep the maps that are in there because it will take time to do the actual work, the coordinates, GPS and it will be time consuming, gather all that, put in our Land Use Plan, the small issues we're having right now with finding a vendor to do the work it will spread the timeline longer to complete the Land Use Plan, I recommend what is in the current Land Use Plan, section 7 those maps that are big for a certain section, they are fine, other maps that are precise like on the wall over there, that is fine, too, my thinking was we want to get this plan done by September and my thoughts went in that direction to keep the maps, I don't see anything wrong with the maps, yes it's still professional in my opinion, people are not going to go and read the Land Use Plan, other than committees, chapter officials, council delegate unless we actual show to the community in which they can see it, when a document is huge no body would want to read it, we all like short pictures documents and that's how we do business; ***Sonny Moore** – the map here shows the properties, what we're trying to do with the Land Use Plan re-Certification is to get data points to have the current GPS coordinates for future commercial development, withdrawing land for feasibility for potential commercial development; ***Larry Rodgers** – what are the acreages?, looking at a map it tells you a story of what you're looking at, when you get the GPS data and meta data you're able to take down all the acreage, for example – all the homesite leases withdrawn on a map represents 1,050 acres, all the school tracts on a map represents X amount acres, you would sum up the total of all the land withdrawn, how much land is withdrawn in acreage?, that's the kind of data you need and then transfer in to a narrative, it's more important, clear and you get to the point of what happens next, beyond that you can do potential land withdrawals and for what purpose, make it simple with the 5 components; ***Laris Manuelito** – I've gone through the land withdrawal for a business site, you can do an estimated acreage, when you put in your coordinates it will give you the acreage, if you want specific acreage that will come with the legal survey, part of the land withdrawal process for a commercial development is a legal survey and get a legal surveyor, they mark out the acreages of your commercial development, do your legal survey all at one time and one price, you will have all your acreage there officially, you can get a land withdrawal or a homesite lease under Community Development, especially with Economic Development without a legal survey, if you want a business site lease you have to do the feasibility study, what kind of feasibility study are you going to do, there's marketing, there's population and different types of feasibility studies, I'm doing a comprehensive which includes everything from marketing to the actual store, it covers everything, the person I'm working with will do a little more with an extra cost, look at it from a delegate Resource Development point of view, if you're going to push this through with the current Resource Development Committee, they question everything, even though we want it simple we still need to show them what we are doing or they will send you right back to fix it, for example – the 5 year plan, they are not pushing new projects through until the 2022 projects are done, the 2022 projects are so old they lost a lot of documentation and no longer valid, they have to redo everything, some chapters have given up on them, they are not going to 2023, 2024 until the 2022 are done; ***Larry Rodgers** – to withdraw land you need a survey, revisited the old Tohatchi Boarding School, we did a map to the land department this is the land we want to withdrawal, this

is our recommendation, these areas are what we would like to withdrawal for these purposes, we're not withdrawing land at this point with a document; ***Elvis Bitsilly** – talk about these concerns, recommendations in our meetings, what are the thoughts from the community, current plan took a lot of plan and thought, remove certain things and what we're comfortable with, we're not the one to finalized this plan, it has to go through RDC for a vote, let's continue to work on this.

B. Tohatchi IHS- Rochelle Morris – add to Work Session, August 13, 2024

C. Tohatchi NHA Director- Valerie Wilson – add to Work Session, August 13, 2024

VI. New Business:

A. Nature & People First-Hydropower/ Jerry Williams, Laurant Payre, Dennis Payre

***Jerry Williams** – introduced himself, comes from Page-LeChee, Arizona, worked at the Page Generating Station until it closed, was Paul Begay's LDA from District 1, I started to work with companies and share the information to the people, I'm a consultant, at the Energy Summit in Albuquerque, Nature & People First setup a booth, working with Chilchinbeto and Oljato chapters, Denis from Paris, France, Laurant from Los Angeles, they have a project they want Navajo communities to look at, I came in and started working with the local communities, CLUPC and chapters, land board-grazing official; ***Larry Rodgers** – we are Community Land Use Planning Committee, there's a grazing committee and a Eastern Land Board; ***Jerry Williams** – we work with the permit holders over there, Black Mesa and Forrest Lake, after the Generating Station closed who is going to help us?, the Navajo Nation is losing \$64 million every year plus royalties and tax payments are no longer, Nature and People First came and asked me to help in sharing information, in Washington and Window Rock I'm helping the Land Department, Minerals, Game and Fish, DOJ not working with us; ***Elvis Bitsilly** – introduce the guests and let them know they are online, introduce your project; ***Denis Payre** – introduction of Nature and People First, we put Nature first because we are fighting climate change, People First because these projects launch infrastructure for energy tradition should be develop in areas where it's much needed, focus on the Navajo Nation, one of our partners – Eric Van Loon from Boston, who is one of our lawyers who has been a friend with the Navajo Nation, he has been raising funds for the Navajo kids, I started two companies prior to this one, went into detail about the two companies – one is a software company – listed in NASDAQ 5 years after inception, large corporates like GM, GE, Texas Instruments and government organizations like NASA and Federal Trade Commission, company was acquired by a German company, I started another company, Kiala which is an energy company and has a very successful growth, it was acquired by UPS in 2012, I started this venture, this company focused on pump storage projects in 2016, we are partnering with Mary, a infrastructure fund with \$20 billion and active in Europe and the US, now renovating terminal 4 at LaGuardia airport, building a monorail in LA, building a tunnel under a harbor, partnering with Western Power Authority to help grow transmission projects in the western United States to help with energy, we are working on the energy storage, renewable energy like solar and wind, utilities are looking for an alternative, there is 19 giga watts of storage in the US, pump storage works on two reservoirs of water, when energy is cheap typically solar in the day, water is pumped up from the lower reservoir to the upper reservoir, at the end of the day when the sun goes away, water is released from the upper reservoir to the lower reservoir, it triggers a hydroelectric turbine to recover 80% of the energy that has been stored, water goes up and down every day, projects in Chilchinbeto and Oljato require 200-300 acres of surface per reservoir to be filled with water, investment of over \$2

million dollars, total capacity would be 10,000 acre feet per reservoir, water would come from C aquifer, we will build a water infrastructure to bring water to the surface to fill in the reservoirs for two years, after the two years with 50% capacity, the water infrastructure that will be built, we will provide the remaining 50% to the Navajo Nation, Navajo Nation will be able to use the water for other purposes like grazing, benefits to Navajo Nations – a 1,000 jobs during construction, 100 permanent direct and indirect jobs afterwards 100 years, access to water, tax revenue, we have business site lease and pay millions of dollars to be used for health care, roads, improve roads to access Black Mesa, opportunity for vocational training for students, after 50 years we will transfer the ownership of the project, power plant to Navajo Nation, working on a similar project in Oljato, water will come from San Juan river, we are interested in Tohatchi that has nice locations to build projects, we are open to talking with you and getting your feedback, meeting with the grazing committee, pay them a decent fee, benefits can be significant for your community and the Navajo Nation, any questions; ***Laris Manuelito** – can the presentation be sent to you or President Moore?; ***Elvis Bitsilly** – Denis can you send the information to us?, Jerry can send it to me and Chapter President; ***Fern Spencer** – why Tohatchi?; ***Larry Rodgers** – is there a development somewhere in the Western United States that could serve as an example?; ***Jerry Williams** – a place in Oregon and Washington but runs by a different company, run at night, pump during the day, have flooding solar panels on top of the water to eliminate evaporation; ***Larry Rodgers** – resolutions from chapters?; ***Jerry Williams** – Chilchinbeto, Shonto, Oljato, Inscription House, Western Agency Council – all 18 chapters passed a supporting resolution plus letters from grazing permit holders who are in support; ***Larry Rodgers** – water source, where is that coming from?; ***Jerry Williams** – they are going for the C aquifer, which is 3000 feet deep, Navajo Nation only uses 2%, Flagstaff, Winslow, Holbrook and smaller towns use the C aquifer, it sits under the Navajo Nation; ***Jerry Williams** – you can look at the website, about 3 three weeks ago the Navajo Times had a full page of this project; ***Larry Rodgers** – he mentioned wind turbines, is that included?; ***Jerry Williams** – no, solar and hydro, solar is to pump the water back up, Peabody to Pinon road to build a highway if approved, Pinon – we can pave the road of 15 miles; ***Sonny Moore** – fossil fuel industry is coming to an end and power plants shutting down, fossil fuel changing to green energy, wind turbine, solar panels and hydro, people are talking about micro grids, we have a project here and we should meet with Sam Woods in the future, it's an example of a micro grid that we have and is in the plans using geothermal, I don't know how many megawatts of power they are to produce, places that have these micro grids, NTUA is looking into the possibility of taking those micro grid types of development and putting them into their system, our Project – Tosidoh, how do you upload that electricity back into NTUA system?, using these micro grids at peak times - morning and afternoon, some are backed up by battery and turn on at a certain time, do we or will we have electricity to recharge electric vehicles?, water – it's a precious commodity, anytime you talk about digging a well, it will be questionable, having trouble with getting water rights from the Colorado River and the Rio Grande; ***Laurant Payre** – article in Navajo Times last week is a good source of information, sent presentation to President, send article to Tohatchi Chapter; ***Jerry Williams** – clean up water to use it, NTUA is in charge with the water; ***Laurant Payre** – Tohatchi in NM, access to San Juan Water Rights, we would need to know if the water will come from San Juan Water Rights or C aquifer, have a follow up soon; ***Jerry Williams** – Source –

Free Drinking Water System flyer handed out, updated panels and are smaller, behind flyer people can sign up, a small black device on the panel is the wi-fi, Scottsdale see the data through wi-fi or satellite, working in Kayenta and Leuppe, ask for GPS.

B. Li'ni MarketPlace Project - Laris Manuelito

***Laris Manuelito** – I've been giving updates as time goes by, project will involve District 14, the store I have and will present at next planning meeting, I was able to find a funding source for the entire store of \$52 million, there's an SBIC money that came down from the US Treasury, it was split 3 ways – Economic Development through the Dine Chambers of Commerce, Change Labs and Department of Economic Development, Change Lab just got their \$7 million and they are not giving their to startup, they are giving to businesses already in business that have a cash flow, Economic Development is where I'm tapping into, you always run into red tape with the Navajo Nation the physical recovery fund, the distortion qualified but the Department of Justice attorney didn't feel it qualified enough for funding, going through the SBIC with Economic Development and now going through the US Treasury and not from a pot of the Navajo Nation, I should be qualified for \$5 million, it would be precede money, starting up everything – predevelopment, predesign, that's what is needed to go forward with the bank to get the rest of the \$52 million, solar size another \$15 million, I acquired 4 Grant Writers who are willing to help write the grants for the solar and agriculture sites, gearing up to partner with a company in Shiprock, an agriculture company to collaborate in building a processing warehouse to process agriculture on a mass scale, July 31 to acquire the \$5 million, in Chinle to put business on their property on 26 acres, cater to their community and what they want and need, Federal government Project 2025 – Heritage Administration – government reform in that project and if Trump wins and he will take out a lot of federal agencies, if he doesn't win they will still try and get rid of these agencies, it's been worked on since 2016.

C. SWCD-Soil & Water Conservation District/ Mike Begay - absent

D. Red Willow Farm Board update

***Fern Spencer** – did Pete Garcia III call you, he's interested in a plot at Red Willow, his farm is down in Ramah, your building did you ever get it?, I see they took down the stairs and walk ways; ***Elvis Bitsilly** – we have to bid on it if we want it, we didn't have \$5,000 at the time to move the portable, they don't have the equipment, we put a bid on a water pump and administration has put it through yet with 3 quotes, will cost about \$100 to purchase the water pump, active plots are 4, updates from families are at 10, per BIA and Jeremy Willie, outstanding plots are deleted, I requested documentation and I haven't seen it, people need to come in and do updates, I haven't canceled any permits, fire restrictions by Dr. Nygren, more rain in lake and will dry up.

Motion to accept Old/New Business Reports:

Motion: Delphine Bitsilly 2nd: Fern Spencer Vote: 3-0-2

VII. Resolutions: none

VIII. Announcements:

A. 1st CLUPC Community Hearing on Community Land Use Plan 2024- Thursday, August 22, 2024@1p-5p

B. Tohatchi Chapter Regular Meeting- July 17, 2024, 10am

- IX. Next Meeting Date & Time: Tuesday, August 20, 2024 @ 9am Tohatchi Chapter
X. Adjournment/ Time: 11:45 am

Delphine Bitsilly - Recorder

Delphine Bitsilly

X. A

X. A

X. A

X. A