



## *Utah Paiute Tribal Housing Authority*

*565 North 100 East • Cedar City, Utah 84721 • (435) 586-1122*

Utah Paiute Tribal Housing Authority  
Board Meeting  
July 15, 2016

Meeting called to order by Chairperson, Betty Cuch at 10:07 a.m.

### **Roll Call:**

Betty Cuch –Board member, Chairperson- Cedar Band  
Travis Duran- Board member, Vice-Chair- Shivwits Band  
Toni Pikyavit –Board member, Secretary- Koosharem Band  
Halena Blandford-Board member, Kanosh Band  
Indian Peaks Commissioner – vacant

### **Other Present:**

Jeanine Borchardt- Indian Peaks Band Chair  
James Emery, Executive Director  
Jack Sawyers, Project Coordinator  
Rose Black, Office Manager/Occupancy Specialist  
James Jensen, Housing Attorney  
Angela Broadhead, Fee Accountant  
Ray Tafoya, Amerind Field service Representative

**Closed Session:** 10:16a.m.  
Housing vs Indian Peaks  
Session closed at 10:43a.m.

Closed Session: 10:51a.m.  
Unit#119-07  
Session closed at 11:16a.m.

**Reopen regular Board Meeting:** 11:16a.m.

**Minutes for June 17, 2016** was tabled, motioned by Travis Duran, seconded by Halena Blandford, all in favor, motion carries  
Yes-Indian Peak; Yes-Shivwits; Yes-Kanosh; Yes-Koosharem; Yes-Cedar

Tentative agenda will try and get out five days before the Board meeting.

**Fee Accountant: Angela Broadhead**

Operations: budget is low

Planning and Administrations we are right on track

We are under budget on crime prevention DEP 37%

Non program income \$759,703

ROSS Grant concerning salary has enough for two months, the remaining will need to come out of Administrative cost.

Miscellaneous Expense:      Tenant Appreciation Day  
   Staff: Birthday party, get well  
   Back 2 School  
   Staff Retreats  
   Christmas Party

**Rental Assistance: Rose Black**

Tribal Member: 24

Tribal Member on the waiting list: 4

Waiting list 28

Certificates Available: 32

No move in's No move out's

RAP payments for the month \$29,709.00

**Tenant services: Keith Garcia**

Annual inspection were in the Enoch and Fiddlers areas in June, there were 12 homes and 7 in excellent condition, 5 in good condition and they all passed the inspection. Next inspection will be July 12 and 13 in the Sunbow area.

Meth Test and pass (Negative): 3 in the Cedar area, 1 in Ivins, 1 in St George and 1 in Richfield

Move out: 1 in St George, 1 in Ivins, 1 in Cedar and 1 transfer to Ivins

Move in: 1 in Cedar

**ROSS Coordinator: Rebecca Gatrell**

DEP Program with reimbursements for each Band and attended the policy meeting on June 14, 2016

Accompanied Keith and Rose on 7 inspections.

Studied the Pathway Home and Down Payment Assistance Program

Work on the Back to School for motivational speaker, arranged for 32 volunteers, mailed out postcard to 336 prospective attendees, agenda and assignments for 32 volunteers and debit cards for students.

Balance Due Report July 12, 2016: We have 5 with the attorney and 8 that are delinquent.

**Executive Director: James Emery**

Travel arrangements to Bismarck who will be attending Travis Duran, Halena Blandford, Jack Sawyer and James Emery

Travel arrangements to Orem who will be attending Travis Duran, Halena Blandford, Jack Sawyer, Rose Black and James Emery

Travel arrangements to LIHTC in Seattle I will be attending.

Policy review schedule will be working on  
Policy for swimming pools and trampolines, will need to be look into.  
Boxing tournament was a good turnout.

**Project Coordinator: Jack Sawyer**

Tax credit met with Travois and the State of Utah, would like to do 6 transitional units and 16 homes to be rehab under the tax credit and maybe 3 rent-to-own in St. George and 3 rent-to-own in Cedar

Tax credit is competitive in Utah.

Committee for the transitional units: 2 from Behavior Care, 2 from the Health, 1 from the tribal council and 1 from the board of commissioners.

ICDBG will be attend the tribal council meeting to see if we can get it sooner than what they plan for Housing

House in Richfield we need to make a decision to sell the home or rent.

House in Fillmore has some problems with the electrical units.

Travel Calendar is attached.

The past Kanosh Board of Commissioner didn't have a lawyer, the court rescheduled for August 2016, Jack and Angela were present at the court hearing.

**Unfinished Business:**

IHP for 2017

Motion to approve Indian Housing Plan for 2017 motion by Travis Duran seconded by Halena Blandford, all in favor, motion passed

Yes-Indian Peak; Yes-Shivwits; Yes-Kanosh; Yes-Koosharem; Yes-Cedar

Motion to approve The Single Occupant Property Disposition Addendum document to the application was motion by Travis Duran seconded Toni Pikyavit all in favor, motion passed

Yes-Indian Peak; Yes-Shivwits; Yes-Kanosh; Yes-Koosharem; Yes-Cedar

Motion for Rose Black and James Emery to become a Notary was motion by Travis Duran seconded by Halena Blandford all in favor, motion passed

Yes-Indian Peak; Yes-Shivwits; Yes-Kanosh; Yes-Koosharem; Yes-Cedar

Transitional housing meeting for next month August 16, 2016 at 3:00p.m. here at Housing, Halena Blandford will be attending.

Board decision to keep tenant in Unit#119-07.

**New Business:**

Jack stated he would like the board to visit Salish & Kootenai Housing Authority on September 7-8, 2016

Motion to approve the travel to Salish & Kootenai Housing Authority at Polson, Montana was motion by Travis Duran seconded by Jeanine Borchardt, all in favor, motion passed

Yes-Indian Peak; Yes-Shivwits; Yes-Kanosh; Yes-Koosharem; Yes-Cedar

Review the Emergency Assistance Home Repair policy for next meeting.

Need to put together a policy for hand railing and handicapped accessibility.

**Commissioners Reports and Drug Prevention Program Reports:**

Cedar: Band meeting was held on July 6, 2016 and next meeting is August 10, 2016, there were no questions.

Summer is school going good and we might be taking some student to Southern Paiute Basketry on Thursday, July 21, 2016.

Shivwits: Band meeting was held on July 7, 2016 and next meeting is August 4, 2016.

Boxing was a success! They would like to have another one, might plan one for August 12, 2016.

Kanosh: Band meeting was held on July 10, 2016 and next meeting is August 7, 2016.

We are looking for two tutors.

Indian Peaks: Band meeting was held on July 13, 2016 and next meeting is August 8 or 10, 2016.

Koosharem: Band meeting was held on July 9, 2016 and next meeting is August 13, 2016.

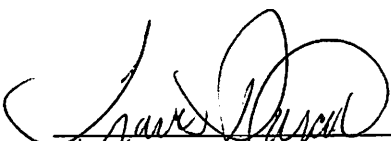
Plan to take the kids to Seven Peaks on July 25, 2016.

Next Board meeting is scheduled for August 15, 2016 at 10:00a.m.

**Meeting adjourned at 1:57p.m.**

Motion to close meeting by Halena Blandford seconded by Travis Duran

  
Betty Cuch, Board Chairwoman

  
Travis Duran, Vice-Chairman