

Review of Planning & Economic Development Department Activities in 2017

January 12, 2018

“To serve the Hualapai people by developing the Tribe’s human, economic, and natural resources in ways that lead to greater self-sufficiency while protecting the people’s unique heritage, culture, and environment.”

Prepared by the Planning and Economic Development Department, Hualapai Tribe
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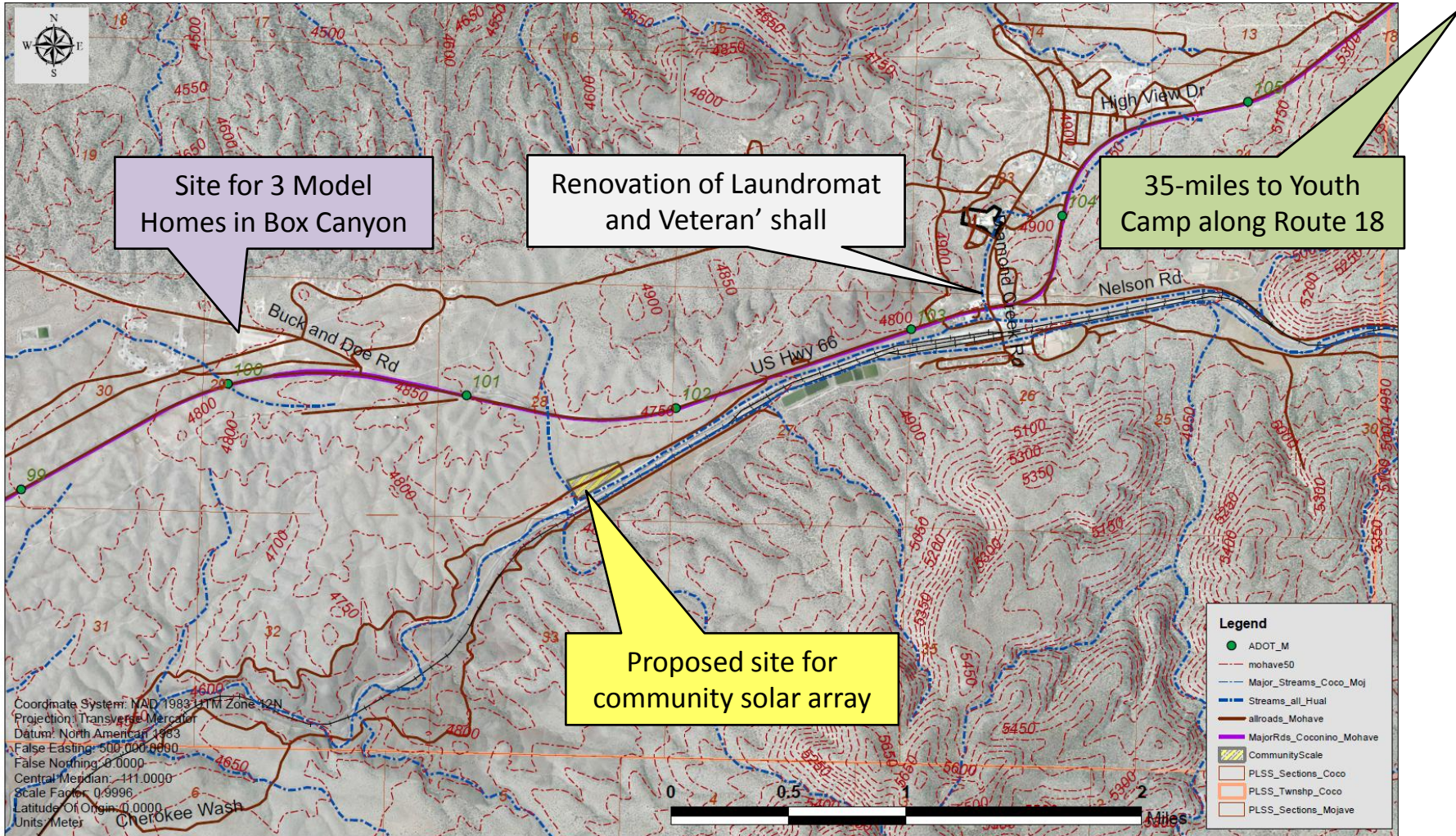
Current Projects The Planning and Economic Development Office is working on for the Hualapai Tribe

- Master Plan for the Hualapai Tribe
- Community Needs Assessment
- Three Model Homes in Box Canyon for ownership
- Community Solar Array for Peach Springs
- Location for new Tribal Administration Building
- Three Housing Improvement Program homes
- Renovation of Laundromat and Veterans' Hall
- Feasibility Study for Truck Stop/C-Store along I-40
- Updating Home Site Lease Ordinance
- Building Permits for various construction projects
- Grants of Easements for Utility Rights-of-Way
- Youth Camp – completed with Grand Opening on May 29th

Master Plan for the Hualapai Tribe

- The Master Plan covers all Reservation Lands including Cholla Ranch and Truxton Triangle
- The Master Plan is divided into nine elements covering:
 - Land Use
 - Housing
 - Public Buildings
 - Economic Development
 - Infrastructure
 - Ranching, Forestry and Mining
 - Transportation
 - Environmental Protection
 - Strategic Planning
- Status:
 - Nine **elements** and the introduction have been approved by the Tribal Environmental Review Committee, with highlights published in the Gamyu.
 - When all elements have been published, and commented on by the public, a community meeting will be held to discuss the Master Plan and address public comments.

Community Map



Grand Opening for the Hualapai Youth Camp

- Project: A new 5,967 square foot bunk house to accommodate 30 people w/ kitchen, dining room and bathrooms, a 4,000 square foot pavilion, and Laundry/Restroom building valued at \$2,557,500.
- Status: Grand Opening on May 29, 2017



Aerial view of Bunk House & Laundry/Restroom building

Photo by Jason Carter



Councilwoman Imus addresses a capacity crowd at Pavilion

Photo by Bobbi Jane Tucker

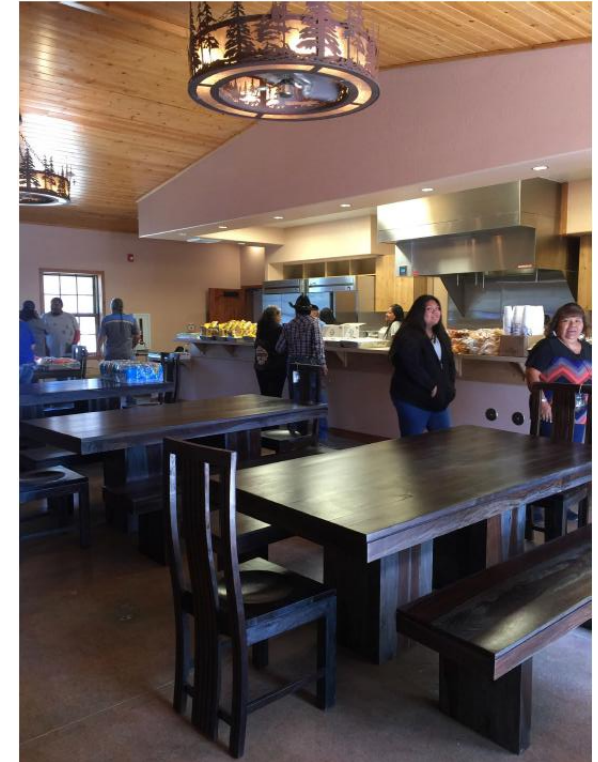
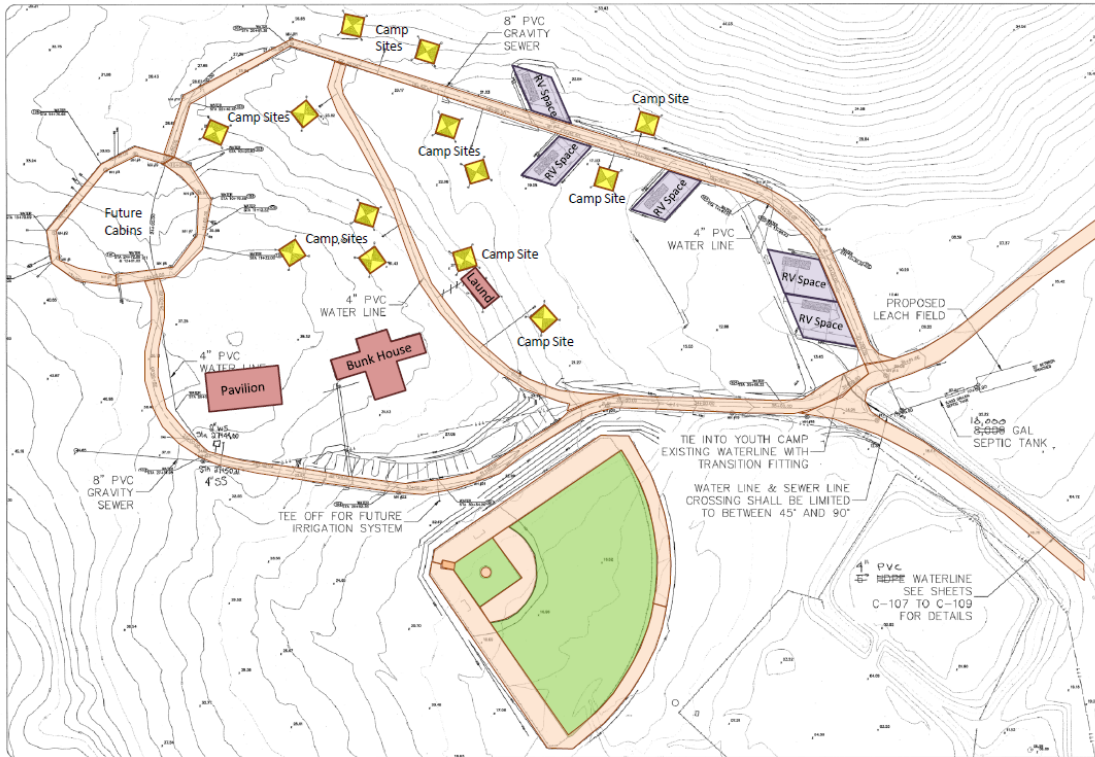


Laundry Building entrance

Photo by Bobbi Jane Tucker

Grand Opening for the Hualapai Youth Camp

Youth Camp Map



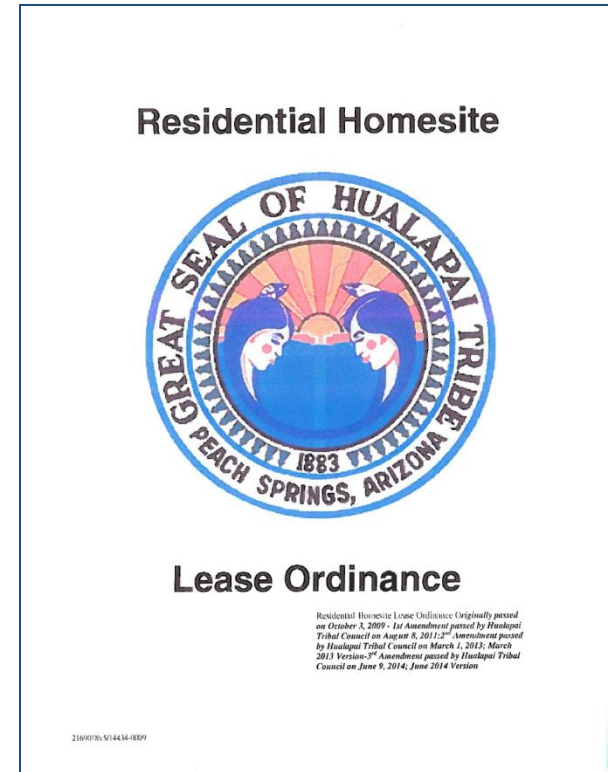
Project Principals: Cordillera Engineers, Standing Bear Engineering, Selberg Associates, Stroh Architecture, Urban Tech, Ltd., CNB Excavating, and Whiteriver Construction.

Project Sponsors: The Hualapai Tribe thanks the generous support from the Dept. of Housing and Urban Development's Southwest Office of Native American Programs, the Phoenix Indian School, Freeport McMoRan and Tribal Council to make the Youth Camp possible.

Guest stroll through dining hall in Bunk House before lunch

Update to Home Site Lease Ordinance

- Project: Update language to home site lease ordinance and lease format to ensure tribal members property rights are protected and ensure that applicants are made fully aware of their responsibilities.
- Timeline:
 - Began review in June of 2017.
 - Reviewed by TERC in September, October and November.
 - Public Meetings held on August 22, 2017, and November 1, 2017.
 - Commenced 45-day public review period on November 27, 2017
 - Scheduled for council approval in February of 2018.



- Sample Language: Sec. 4.3 Hualapai Constitution, Article IX – Bill of Rights
 - The Tribe may not take any private property for a public use without just compensation

2016 - BIA Tribal Energy Development Capacity Program – Cost of Service Study

- Project: \$32,960 awarded to tribe in September 2016 to perform a cost of service to determine what electric rates Hualapai Tribal Utility Authority would have to charge customers on the Reservation should the tribe to take over service from Mohave Electric Cooperative (MEC)

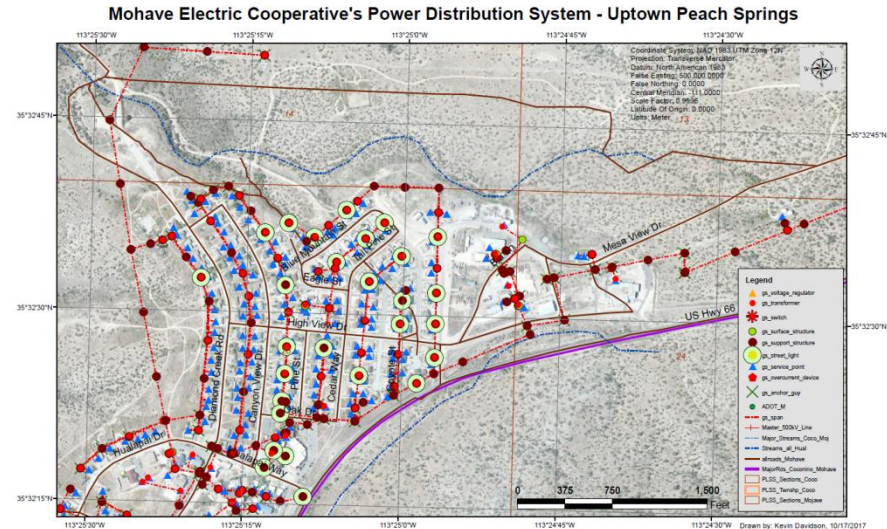
- Findings to Date:

- Existing electric distribution is old and requires capital investment
- Many of the electrical outages can be attributed to the failures outside of the reservation
- Peach Springs electric customers may have to pay higher rates to maintain the same level of electric service as is now offered by MEC

- Next Steps:

- Finalize report and present to tribe

- Status: Study complete by March of 2018.



Map of electrical distribution in Peach Springs

Table 16: Estimated Revenue to Cost Comparison at Existing MEC Rates (with and without rate rider reduction to revenue and power supply cost), Updated Load Forecast and Updated Asset Valuation Data

	Revenue		Costs		Difference		Rate Increase
	\$	¢/kWh	\$	¢/kWh	\$	¢/kWh	
2017 E estimate (without power supply rate reduction rider)	828,452	10.26	1,065,300	13.20	-236,848	-2.93	28.6%
2017 E estimate (with power supply rate reduction rider)	687,172	8.51	924,020	11.45	-236,848	-2.93	34.5%
2007 Feasibility (2010 forecast year)	580,403	9.21	709,330	11.25	-128,927	-2.05	22.2%
2009 Feasibility (2010 forecast year)	834,638	8.72	1,051,889	10.99	-217,251	-2.27	26.0%

2016 - BIA Energy and Mineral Development Program – Community-Scale Solar Feasibility Study

- Project: \$75,000 awarded to tribe in September 2016 to perform a feasibility study for community-scale solar photovoltaic array to serve Peach Springs
- Findings to Date:
 - Peach Springs has a very good solar resource for a solar array
 - Sites on Nelson Road east of town and along the BNSF railroad west of town provide good access to power lines
 - Both sites have suitable soil conditions and do not have cultural artifacts
- Next Steps:
 - Negotiate Power Purchase Agreement with Mohave Electric Cooperative
 - Perform System Impact study
 - Apply to DOE for matching grant to construct solar array
- Status: Study complete by March of 2018.



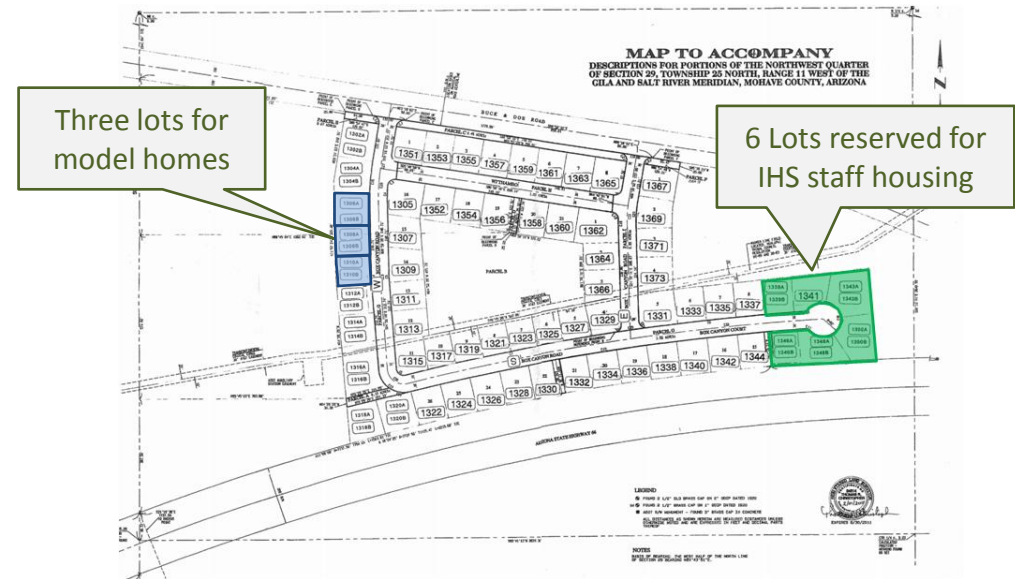
Photo of site west of town looking north from railroad



Conceptual layout of solar array

Three Model Homes in Box Canyon

- Project: Construction of a 3-bedroom, 4-bedroom and 5-bedroom home on three lots using design from original homes built in Box Canyon in 2012.
- Origin: Council recommendation from Vacant Land and Housing Study completed by Planning Department in 2016.
- Time Line: Homes should be ready to occupy by June 2018
- Qualifications: Tribal members with good credit scores may apply for private financing via Section 184 loan program.
- Home Prices: Not yet set but should be high enough to cover tribe's costs. Price range est. from \$240,000 to \$280,000

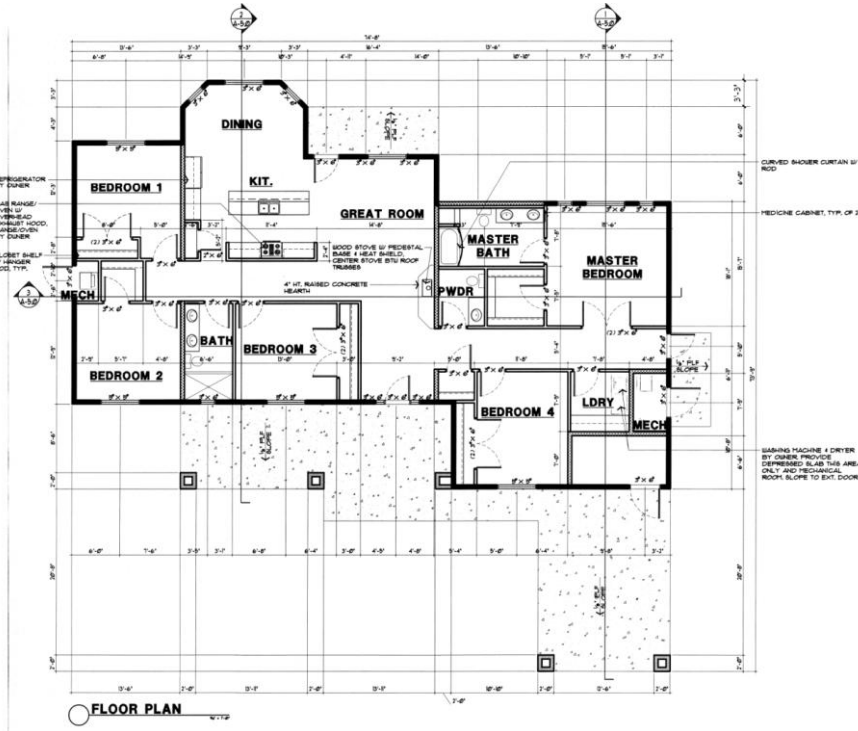


Original Box Canyon subdivision map

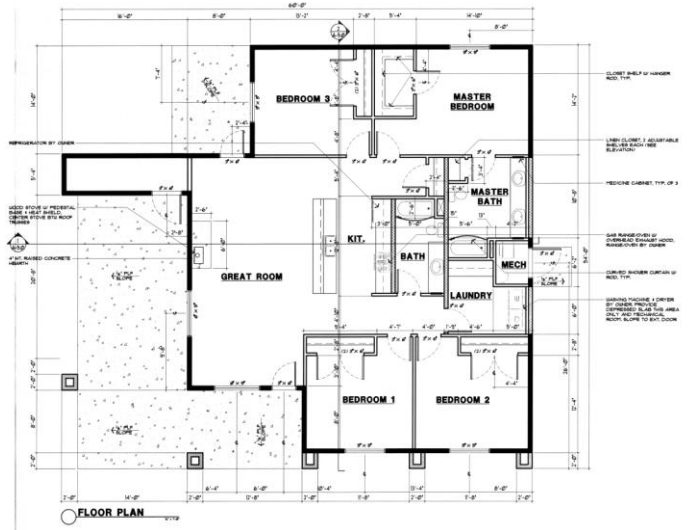


Photos of lots looking south from Buck and Doe Road

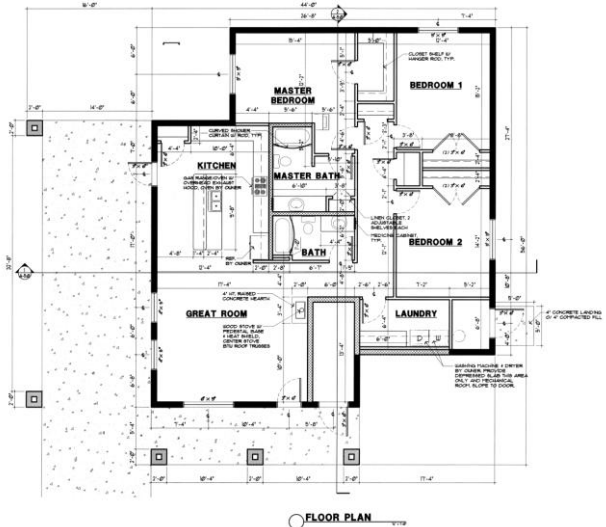
Three Model Homes in Box Canyon



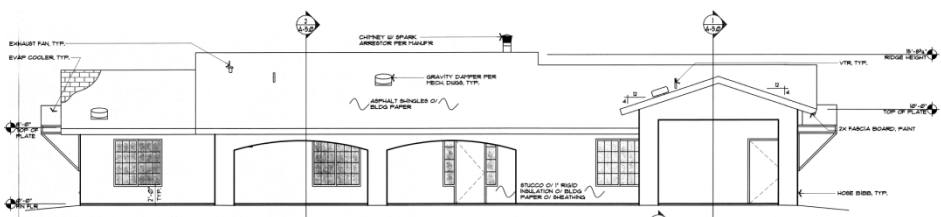
Floor Plan for 5-Bedroom Home



Floor Plan for 4-Bedroom Home



Floor Plan for 3-Bedroom Home



Front Elevation of 5-Bedroom Home

Laundromat and Veterans' Hall

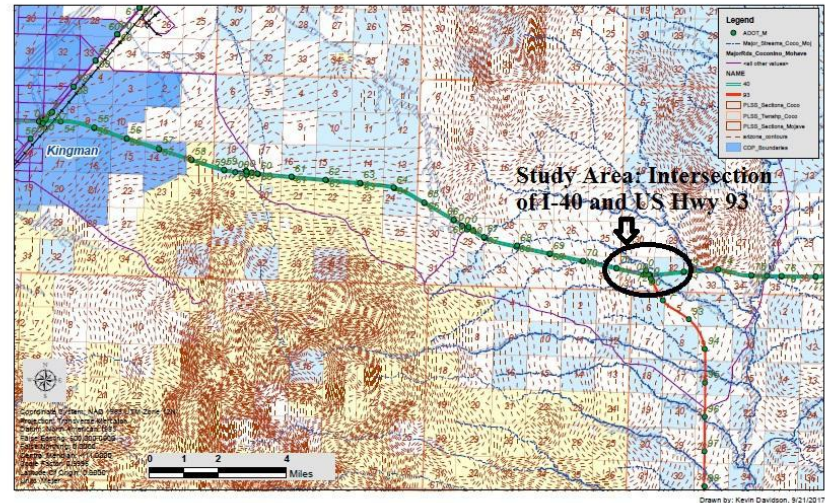
- Project: Remodel existing Laundromat and Veterans' Hall to meet modern building code requirements
 - 1) upgrade electrical, plumbing and HVAC
 - 2) remodel restrooms
 - 3) new handicapped access ramps and doors,
 - 4) new interior finishes including flooring and ceiling
 - 5) repair exterior damage.
- Status: Invitation for Bids to be published in January 2018



2017 - BIA Division of Economic Development – Native American Business Development Institute Grant

- Proposal: \$50,000 awarded to tribe in September 2017 to develop a feasibility study for a proposed mini-mart and truck along Interstate, 40 west of the Hwy 93 interchange.
- Time Line:
 - Tribal council will be selecting a third-party consultant to perform the feasibility study in January of 2018.
 - Feasibility study should conclude by June of 2018.
 - Tribe may follow-up on anticipated recommendations, namely purchase of land along I-40 to construct mini-mart and truck stop.

US Highway 93 and Interstate 40 along Interstate 11 Corridor east of Kingman



General Location of Mini-Mart/Truck Stop



Photo of example mini-mart/truck stop

Ongoing Programs

Home Site & Commercial Leases

- Objective: Provide adequate residential and commercial sites for Tribal members.
- Eligibility: Lease site must be approved by Tribal Environmental Review Committee and Tribal Council.
- Provides support for Court conveyances.

Youth Recreation Program

- Objective: Provide financial support to participate in recreation, educational and cultural activities.
- Eligibility: Must be a Tribal member under 21 years of age.

Gamyu Newsletter

- Objective: Publish community news, editorials and public notices.
- Eligibility: Articles must not defame or slander private individuals.

Housing Improvement Program (HIP)

- Objective: Provide safe and sanitary housing to Tribal members.
- Eligibility: Based on income, age, disability and number of dependents.
- Options: Build new 2, 3 or 4-bedroom home or renovate exist home up to \$60K.

Tribal Environmental Review Commission

- Objective: Review all land use and building permit applications with recommendations to Tribal Council.

Building Permits (General & Low Impact)

- Objective: Ensure that all building structures are built in a safe and sound manner per the Building Code.
- Eligibility: Building Permits are required for structures unless specifically noted by Hualapai Environmental Review Code.

Other Projects in Process

Grant Applications/Awards

- BIA Family Violence Prevention Service award of \$17,692 for shelter supplies
- Colorado Plateau Foundation awarded \$14,800 for cultural language preservation
- Native American Library Services Basic Grants Program award of \$7,000 for Training Center librarian
- BIA award of \$50,000 to perform a feasibility study for truck stop and mini-mart along I-40.
- BIA Child Safety Seat award of \$7,395.

Activities

- Assisting Public Services Department on applying for state and federal grants for Transit Program.
- Working with Public Services Department on design and NEPA review to elevate Diamond Creek Road over BNSF railroad.
- Working with tribe's justice and health programs in applying for Dept of Justice's CTAS funding to improve tribal services.
- Hualapai Tribal Utility Authority
- Coordinating tribe's hydro-power allocations from Western & APA.
- Completed APS 500 KV right-of-way renewal.