



**RESOLUTION OF THE  
WHITE MOUNTAIN APACHE TRIBE OF THE  
FORT APACHE INDIAN RESERVATION**

**(Approving a Business Lease for Navopache Electric Cooperative., Inc.  
for Office Space at the Whiteriver Commercial Center)**

- WHEREAS,** pursuant to Article IV, Section 1(a) of the Constitution of the White Mountain Apache Tribe, *inter alia*, the Tribal Council has the authority to represent the Tribe and act in all matters that concern the welfare of the Tribe; and
- WHEREAS,** Navopache Electric Cooperative, Inc. (Navopache), currently occupies Office Space #84 in the Whiteriver Commercial Center, and provides residential and business electrical utility services to residents of the Fort Apache Indian Reservation; and
- WHEREAS,** according to Tribal Realty records, the Business Lease for this office space expired about June 30, 1993, and therefore, Navopache is currently operating and paying rent on a month-to-month basis; and
- WHEREAS,** Navopache has requested a larger office space which would adequately accommodate their expanded technology and services, and better serve their customers; and
- WHEREAS,** the Commercial Center, Variety Store, and Tribal Realty have devised a plan to create a larger office space between the Cell One office and Variety Store, and the Variety Store has offered to provide the necessary space to create a larger office for Navopache; and
- WHEREAS,** the Tribal Construction Office and Navopache have come up with a design which would meet requirements to create a suitable office space at this site (see attached); and
- WHEREAS,** Navopache has tentatively agreed that they would pay the expenses to convert the space into a larger office for them to relocate to, provided the Tribe is agreeable to a temporary waiver of rent, in whole or in part, to offset the costs of renovation made by Navopache; and
- WHEREAS,** after review and consideration, the Tribal Council finds that a new lease for Navopache Electric Cooperative, Inc., is in the best interests of the Tribe.

**BE IT RESOLVED** by the Tribal Council of the White Mountain Apache Tribe that:

1. A Business Lease between the Tribe and Navopache Electric Cooperative, Inc. is hereby approved for a new office space located between the Cellular One and the Variety Store at the Whiteriver Commercial Center, contingent upon satisfactory negotiations between the Tribe and Navopache.

**Resolution No. 06-2007-236**

2. It hereby directs the Tribal Legal Department and Tribal Realty Office to negotiate the terms and conditions of the business lease with Navopache Electric Cooperative, Inc., which shall provide for a partial waiver of lease rental payments in consideration of renovation costs which may be expended by Navopache Electric to create the new office space.
3. In consideration of renovation costs expended, Navopache Electric will be required to pay a partial lease fee in the amount of \$200.00 per month until their costs of renovation have been reached; thereafter, the entire monthly lease fee will become effective for the duration of the lease term.

**BE IT FURTHER RESOLVED** by the Tribal Council of the White Mountain Apache Tribe that the Chairman, or in his absence, the Vice Chairwoman, is hereby authorized to execute any and all document necessary to effectuate the intent of this Resolution.

The foregoing resolution was on JUNE 11, 2007 duly adopted by a vote of FIVE for and ZERO against by the Tribal Council of the White Mountain Apache Tribe, pursuant to the authority vested in it by Article IV, Section 1 (a), (b), (h), (i), (s), (t) and (u) of the Constitution of the Tribe, ratified by the Tribe September 30, 1993, and approved by the Secretary of the Interior on November 12, 1993, pursuant to Section 16 of the Act of June 18, 1934 (48 Stat. 984).



Chairman of the Tribal Council



Secretary of the Tribal Council

# Navopache Electric Co-op

February 8, 2007 ✓

16 x 32  
open

2/15/07  
CHB

Ginger Harvey  
Realty Assistant  
Realtor Office  
P.O. Box 700  
Whiteriver, AZ 85941

Dear Ms. Harvey

Navopache Electric Cooperative, Inc. has served the White Mountain Apache service area for many years and continues to seek for ways to improve the level of service to our members. For several years, we have been looking for a new location for our Whiteriver office.

Our services and technology have expanded and we have outgrown our current leased office space. Often, our members have to wait outside the office for a turn to pay their bills, during cold or inclement weather, creating somewhat of a hardship for people on the reservation.

We are also concerned about the safety of our employees and members, our office was broken into last year and other attempts have been made over time. Because the office is located on the northwest corner behind Cellular One, the office could be viewed as an easy target for someone looking for a place to break in.

We have talked on the phone concerning this matter a few times. Please keep us informed of developments and possible places for NEC to establish an expanded office. We are open to all suggestions.

Our preferred location would be near the shopping center for the convenience of our members.

2/10/07 - disc. w/Rose @ Variety, Vino &, Margaret @ Cell One. =

**received**  
2/09/07

1878 W. White Mountain Blvd. • Lakeside, Arizona 85929  
Phone: (928) 368-5118 • 1-800-543-6324 • Fax: (928) 368-6038 • [www.navopache.org](http://www.navopache.org)

Our Whiteriver office is important and needed. I would greatly appreciate your consideration to our office needs. Our continuing goal is to improve the service and safety to our White Mountain Apache Tribe members, as well as the employees who work in the office.

I would appreciate a call at your earliest convenience to discuss any option(s) you may have for us to consider. Thank you for your time concerning this matter.

A handwritten signature in black ink, appearing to read "Paul O'Dair". The signature is stylized and cursive.

Paul O'Dair  
Manager of Financial Services  
Navopache Electric Cooperative, Inc.

# Proposal

White Mountain Apache Tribe  
Construction Management Services  
101 North First Ave.  
P.O. Box 590  
Whiteriver, Arizona 85941  
Phone (928) 338-2485  
Fax (928) 338-3946

Date: May 2, 2007  
To: Cheryl Minjarez  
Of: WMAT Realty Dept.  
P.O. Box 700  
Whiteriver AZ 85941  
Phone: (928) 338-2540

We propose to furnish all material and perform all labor necessary to complete the following:

Provide office space for Navapache Electric Co-operative, Co., at south end of the Variety Store retail business area.

1. Front lobby/waiting area, approx. 180s.f.
2. Customer service/Office area, approx. 300s.f, service area shall have one continuous counter top with half door entrance.
3. File/storage room, approx. 150 s.f.
4. Up grade lighting system and drop down ceiling provide additional outlet. Remove and replace floor tiles, install continuous service countertop and half door at entrance into office. Install two (2) solid core doors, interior grades provide door hardware's for all doors. Interior wall finish with sheetrock, tape, textured and painted (*Navajo White, latex semi-gloss*) unless otherwise specified. Up grade existing bathroom to accommodate additional employees.

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Fifteen Thousand, Three Hundred and Thirty-Nine Dollars (\$14,634.00) ✓

*All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This Proposal will be withdrawn if not accepted within 30 days of the above date.* ✓

Payment to be made as follow:

50% to be paid prior to start of Project, remaining balance shall be paid upon completion and acceptance of Project.

Contractor's signature: \_\_\_\_\_

  
Franklin Quintero, Sr.  
Project Manager.

Date 05/02/07

Acceptance of Proposal: *The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.*

Owner's signature: \_\_\_\_\_

Date \_\_\_\_\_

(C:\NAVAPACHE OFFICE REHAB .PROPOSAL050207)

**PROJECT ESTIMATE SHEET**  
**Construction / Facilities Management Services.**  
**P.O. Box 590**

**Whiteriver AZ. 85941**

**Phone (928) 338-2485, Fax. (928) 338-3946**

Date 2-May-07

Project Name: Navapache Elect. Office Rehab.  
 Project Location: Whiteriver Commerical Center.  
 Project Description: Provide office space for NEC, south end of the Variety Store, Approx. 630 s.f..

Construct three office spaces as follows: (1) Front Lobby/Waiting area 180 s.f.,  
(2) Customer Service/ Office area, 300 s.f., (3) File/Storage room 150 s.f..  
Up grade lighting and suspended ceiling, provide additional wall outlets, R&R floor tiles,  
install service counter at front for customers, install three solid core 36" doors (int. grade.  
Interior wall finish sheet rock, tape, textured and painted (Navajo White, latex semi gloss)  
unless otherwise specified  
Up grade existing restroom to accommodate additional employees.

Prepared by:  
F. Quintero, Sr.  
 Construction Manager

Line Item	Task Description	Material			Labor			Total Cost
		Unit	Amount	Cost	Unit	Amount	Cost	
1	Demo: flooring, walls & ceiling.	n/a	0	\$ -	I.s.	1	\$ 350.00	\$ 350.00
2	Rough wall framing, 2x4's.	I.f.	87	\$ 13.50	I.f.	87	\$ 6.30	\$ 548.10
3	Electrical: lights, wirings & outlets.	I.s.	1	\$ 925.00	m/hrs.	18	\$ 25.00	\$ 450.00
4	Ply wood wall sheathing.	s.f.	480	\$ 0.79	s.f.	480	\$ 1.10	\$ 528.00
5	Sheet rock, tape and texture.	s.f.	2,010	\$ 0.67	s.f.	2,010	\$ 0.58	\$ 1,165.80
6	Interior wall painting.	s.f.	1,500	\$ 0.39	s.f.	1,500	\$ 0.28	\$ 420.00
7	36" Interior doors, with hardwares.	ea.	3	\$ 380.00	ea.	3	\$ 85.00	\$ 255.00
8	Install ceiling grids & panels.	s.f.	672	\$ 0.85	s.f.	672	\$ 0.28	\$ 188.16
9	Install new VCT flooring & base boards.	s.f.	672	\$ 1.60	s.f.	672	\$ 1.35	\$ 907.20
10	Remove / replace alarm systems.	I.s.	1	\$ 1,250.00	I.s.	1	\$ 1,120.00	\$ 2,370.00
11	Up grade & expand restroom.	s.f.	90	\$ 6.45	s.f.	90	\$ 2.55	\$ 229.50
12	Job site clean up.	n/a	0	\$ -	I.s.	1	\$ 150.00	\$ 150.00
				\$ 9,027.30			\$ 6,311.76	\$ 15,339.06