

**TO APPROVE BUSINESS LEASE G09-2085, IN FAVOR OF MR. BILL BLACK ON LAND HELD BY
THE USA IN TRUST FOR THE CHOCTAW AND CHICKASAW NATIONS OF OKLAHOMA IN
PITTSBURG COUNTY, OKLAHOMA**

IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION

RONALD PERRY INTRODUCED THE FOLLOWING COUNCIL BILL

A COUNCIL BILL

TO APPROVE Business Lease No. G09-2085, in favor of Mr. Bill Black, on land held by the USA in Trust for the Choctaw and Chickasaw Nations in Pittsburg County, Oklahoma.

WHEREAS, in accordance with Article VII, Section 1 of the Constitution of the Choctaw Nation (“the Nation”), the Chief shall perform all duties pertaining to the Office of the Chief Executive. He shall sign official papers on behalf of the Nation;

WHEREAS, in accordance with Article IX, Section 6 of the Constitution of the Choctaw Nation, The Tribal Council (“the Council”) shall make decisions pertaining to the acquisition, leasing, disposition, and management of tribal property;

WHEREAS, Mr. Bill Black has proposed a Business Lease on property in the NE diagonal half of the NW NW of Section 19, Township 6 North, Range 15 East, Pittsburg County, Oklahoma, containing 20 acres, more or less. See Exhibit B for aerial map and Exhibit C for location map;

WHEREAS, the payment will be \$240.00 per year (The Choctaw Nation’s $\frac{3}{4}$ interest = \$540.00 for total 3-yr rental.);

WHEREAS, the Lease shall be for a Three (3) year term beginning on January 1, 2025; and

WHEREAS, the Tribal Council has determined that it is in the best interest of the Choctaw Nation to approve the Business Lease, in favor of Mr. Bill Black, and agrees to waive the Insurance Requirement set forth in 25 CFR Part 162.437.

THEREFORE, BE IT ENACTED by the Tribal Council of the Choctaw Nation of Oklahoma that this Bill be cited as approval of the proposed Business Lease No. G09-2085, located in Section 19, Township 6 North, Range 15 East, Pittsburg County, Oklahoma, in favor of Mr. Bill Black on land held by the USA in Trust for the Choctaw and Chickasaw Nations. See Exhibit A for page one (1) of the Business Lease.

BE IT FURTHER ENACTED by the Tribal Council of the Choctaw Nation of Oklahoma that this bill be cited for approval of the payment of \$240.00 per year for a three (3) year term, beginning on January 1, 2025. In addition to rental payment, Mr. Bill Black will continue to control access to the property and will not cut merchantable timber.

BE IT FURTHER ENACTED by the Tribal Council of the Choctaw Nation of Oklahoma that this Bill be cited as an acknowledgment that the Chief of the Nation, or his designee, is authorized to prepare, execute, deliver, and file any all agreements, certificates, instruments, and documents in such form and with such terms and provisions as the Chief of the Nation, or his designee, may approve and take such other action as he, she, or they may deem proper or appropriate to carry out the intent and purposes of the foregoing enactments.

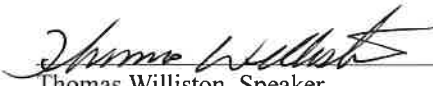
TO APPROVE BUSINESS LEASE G09-2085, IN FAVOR OF MR. BILL BLACK ON LAND HELD BY
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PITTSBURG COUNTY, OKLAHOMA

CERTIFICATION

I, the undersigned, as speaker of the Tribal Council of the Choctaw Nation of Oklahoma, do hereby certify that the Tribal Council is composed of twelve (12) seats. Eight (8) members must be present to constitute a quorum. I further certify that twelve (12) members answered roll call and that a quorum was present at the Regular Session of the Tribal Council at Tuskahoma, Oklahoma on November 9, 2024. I further certify that the foregoing Council Bill CB- 14 -25 was adopted at such meeting by the affirmative vote of twelve (12) members, zero (0) negative votes, and zero (0) abstaining.



Ronald Perry, Secretary
Choctaw Nation Tribal Council



Thomas Williston, Speaker
Choctaw Nation Tribal Council



Gary Patton, Chief
Choctaw Nation of Oklahoma

Date 11-12-24

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THE USA IN TRUST FOR THE CHOCTAW AND CHICKASAW NATIONS OF OKLAHOMA IN
PITTSBURG COUNTY, OKLAHOMA**

Purpose of Council Bill: To approve Business Lease No. G09-2085 in favor of Mr. Bill Black, on land held by the USA in Trust for the Choctaw and Chickasaw Nations in the NE diagonal half of the NW NW of Section 19, Township 6 North, Range 15 East, Pittsburg County, Oklahoma, containing 20 acres. Please see the attached Business Lease No. G09-2085 labeled Exhibit A, aerial map labeled Exhibit B, and location map labeled Exhibit C. This is a Direct lease with Mr. Black. The appraised market rental value is \$240.00 per appraisal report dated 8/26/2024. Mr. Black is an adjoining landowner. This legislation will meet the Nation's strategic goal of strengthening financial growth and economic stability.

Title of Council Bill: TO APPROVE BUSINESS LEASE (G09-2085), IN THE FAVOR OF MR. BILL BLACK ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW AND CHICKASAW NATIONS IN PITTSBURG COUNTY, OKLAHOMA.

LESSEE: Mr. Bill Black

DURATION: Term of 3 years

PAYMENT: \$240.00 per year

Request by Project Director: Traci Umsted, Senior Director of Land & Title, Kelly McKaughan, Senior Executive Officer

Suggested Legislative Committee Review: Finance Committee

Performance Bond: Alternative Form of Security
(3-yr rental paid in full)
Administrative Fee: \$12.00
Annual Rental: \$240.00

Beginning Date: January 1, 2025
Expiration Date: December 31, 2027

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

BUSINESS LEASE

LEASE NO: 4200458188 (G09-2085)
LESSEE: Bill Black

LANDOWNER: USA in Trust for the
the Choctaw & Chickasaw Nations

THIS CONTRACT, made and entered into on September 30, 2024, by and between the Indian or Indians named below (the Secretary of the Interior acting for and on behalf of the Indians), hereinafter called the "Lessor" and Bill Black, 208 Hamilton, McAlester, Oklahoma 74501, hereinafter called the "Lessee", in accordance with the provisions of existing law and the regulations (25 CFR Part 162) which by reference is made a part thereof.

WITNESSETH, that for and in consideration of the rents, covenants, and agreements hereinafter provided, the Lessor hereby lets and leases unto the Lessee the land and premises located in Pittsburg County, described as follows:

NE diagonal half of the NW NW of Section 19, Township 6 North, Range 15 East, Pittsburg County, Oklahoma,

Containing 20 acres, more or less, may be used for the term of three (3 years). The lease is to begin on January 1, 2025, and expire on December 31, 2027, and to be used for the purpose of controlling unauthorized access to the property and is subject to the conditions hereafter set forth. The Lessee, in consideration of the foregoing covenants, agrees to pay the following annual rental for the land and premises (annual rental, due dates, and any expenses to be borne by the Lessor are to be specified in full). Pay the administrative fee to Choctaw Nation of Oklahoma, PO Box 1210. Pay bond and rental to Tahihina Field Office-BIA, Dept CI 85, PO Box 979121, St. Louis, MO 63197-9000.

Lessor	Interest	Date Payable
Choctaw Nation of Oklahoma		3-year rental paid in full (\$540.00 total 3-yr rental)
Chickasaw Nation		3-year rental paid in full (\$180.00 total 3-year rental)

Regulatory Land Base

Built by ChoctawNationGIS

Find address or place



hoo Ln

Mekko

Subject

Lakeview Rd

Broken Feather Ln

Ironwood Rd

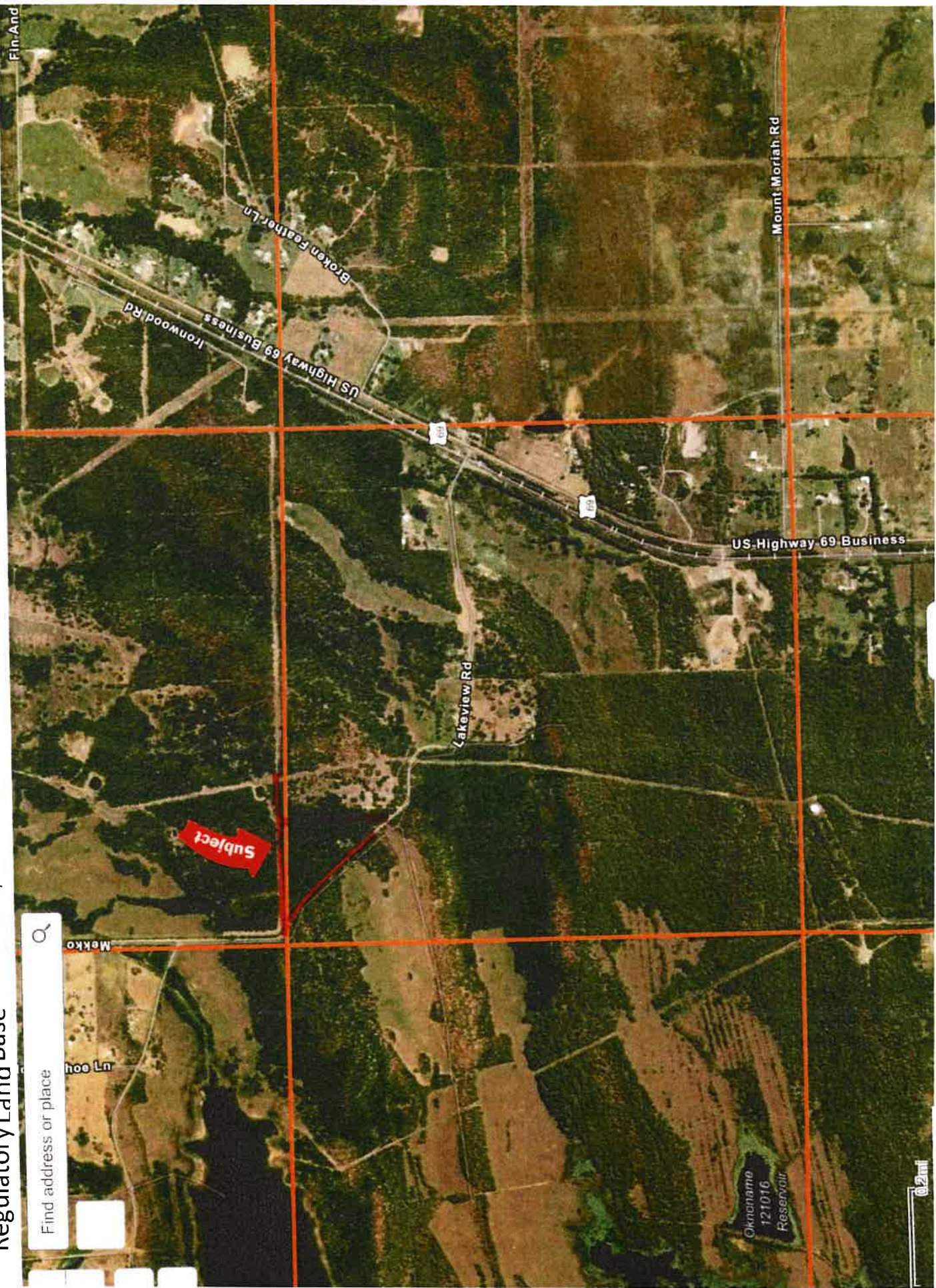
US Highway 69 Business

US Highway 69 Business

Mount Moriah Rd

Okemune
121016
Reservoir

@2mi



ONEAL, GRACIE M

MARY DEANE
(TR)

HEAROD,
& AMELAR

ISENHOWER BRASSFIELD, AROLD N. FAMILY
TRUST, THE

113

E1390 Road

BULLOCK,
JAMES

NEED,
BOBBY

ANDREWS,
MATTHEW &
JOHNSON,

& MARY
J (TR)
ISTRUNK,

co Q- ø

LE,
ITA SUE

OTIS, JEFFREY

S. & JESSIE F. BILLIE JO &
PITTS, CARL BECK, JOE WAYNE, SR &
R & BARBARA BOWEN, TIMMY L.

ELLIS, CHERI
& GREGORY D.

BRASSFIELD,
MARY

WHITE, SARA
HUTCHISON

OUR,
RONHANA III

MOOTEN,
BRIAN K

DEANE

(LANCE)

E1395 Road

MANSCHREC
HARDY, JOHN C.
& CONSTANCE E

CHOCTAW &
ONS

HARDY, JOHN C. CHIC

& CONSTANCE E

PETE R.

ROBBIN
CRAIG D &

alawarfda

DEBORAH-L

No 2

VANESSA R.F <
& SHAWN L ^

HODGELL, BRIAN

O I, JEREMY
OTT &
TAYLOR DAWN

V) CD

MELENDEZ, RICHARD J

BELT PROPERTIES/
LLC

Lakeview Road

BRADSHAW,
CAROLYN SUE
BRADSHAW,
CAROLYN SUE

FLYNN, BRIAN & KELSEY FLYNN

WINGO,
JIM &

ENGLEMAN,

KAREN

Mount Moriah Road

ROY & DONN
EL

CATES, < z

CHOCTAW &

JANIS <

CHICKASAW o
NATIONS

RD, R. D

OWO

ISBELL, SUSAN
DIANNE & MARTY

FINAMORE,
LAWRENCE

BLEVINS,
DAVID

POWERS,

COFFEE,

BRYAN

JASON

MANOS,
MICHAEL W. °

NICHOLAS

HOUSTON

& PAULA

Ave 30

E North Av

W North

BREWER,
JOHNNY

Washland, Ave

Q) E Ashland-Av

KEITH L & Z
CHARLA u U O
KAY LL

BREWER, JOHN

scoalS Z < Coal Ave

TANNER O

& JASON