

TO APPROVE BUSINESS LEASE NO. 4200479074 (G09-3001) IN FAVOR OF HOUSING AUTHORITY OF THE CHOCTAW NATION OF OKLAHOMA, ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN CHOCTAW COUNTY, OKLAHOMA

IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION
RONALD PERRY INTRODUCED THE FOLLOWING BILL

A COUNCIL BILL

TO APPROVE Business Lease 4200479074 (G09-3001), in favor of Housing Authority of the Choctaw Nation of Oklahoma on land held by the USA in Trust for the Choctaw Nation in Choctaw 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, Housing Authority of the Choctaw Nation of Oklahoma has proposed a Business Lease on property held by the USA in Trust for the Choctaw Nation located in Section 16, Township 6 South, Range 17 East, Choctaw County, Oklahoma, containing 8 acres, more or less. Please see the attached Lease labeled Exhibit A, aerial map labeled Exhibit B, and location map labeled Exhibit C.

WHEREAS, the payment will be \$0.00 per year, since the service of this lease is for the benefit of the Nation.

WHEREAS, the lease shall be for a twenty-five (25) year term, with an automatic renewal term of twenty-five (25) years; and

WHEREAS, the Council has determined it is in the best interest of the Nation to grant a Business Lease for office spaces, in favor of the Housing Authority of the Choctaw Nation of Oklahoma and agrees to the following: (1) Waiver of Appraisal - The Nation agrees to accept \$0.00 payment and waive the need for an appraisal; (2) Waiver of Performance Bond – The Nation has declined the need for a performance bond for this lease; (3) Waiver of Compensation Review - The Nation has determined there will be no requirement for a compensation review (see page 2 of Exhibit A); and (4) Waiver of Insurance Requirement- The Nation agrees to waive the insurance requirement, because the Indemnity Provisions in the lease protect the Tribe and BIA from any liability. (see page 3 of Exhibit A).

THEREFORE, BE IT ENACTED by the Tribal Council that this Bill be cited as approval of the proposed Business Lease No. 4200479074 (G09-3001), located in Section 16, Township 6 South, Range 17 East, Choctaw County, Oklahoma, in favor of Housing Authority of the Choctaw Nation of Oklahoma on land held by the USA in Trust for the Choctaw Nation. See page 1 of Exhibit A.

BE IT FURTHER ENACTED by the Tribal Council of the Nation that this bill be cited for approval of the total payment of \$0.00 for a twenty-five (25) year term, with an automatic renewal term of twenty-five (25) years, beginning on January 1, 2025.

BE IT FURTHER ENACTED by the Tribal Council 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

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AUTHORITY OF THE CHOCTAW NATION OF OKLAHOMA, ON LAND HELD BY THE USA
IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN CHOCTAW COUNTY,
OKLAHOMA**

16156

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.

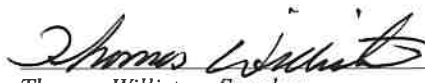
CERTIFICATION

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 in Tvshka Homma, Oklahoma, on March 8, 2025. I further certify that the foregoing Council Bill CB- 36 -25 was adopted at such meeting by the affirmative of twelve (12) members, zero (0) negative votes, and zero (0) abstaining.

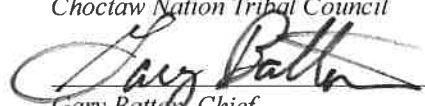


Ronald Perry, Secretary
Choctaw Nation Tribal Council

Date: 3-10-25



Thomas Williston, Speaker
Choctaw Nation Tribal Council



Gary Battay, Chief
Choctaw Nation of Oklahoma

TO APPROVE BUSINESS LEASE NO. 4200479074 (G09-3001) IN FAVOR OF HOUSING AUTHORITY OF THE CHOCTAW NATION OF OKLAHOMA, ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN CHOCTAW COUNTY, OKLAHOMA

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Purpose of Council Bill: To approve Business Lease No. 4200478079 (G09-3001), in favor of Housing Authority of the Choctaw Nation of Oklahoma, on land held by the USA in Trust for the Choctaw Nation of Oklahoma, in Section 16, Township 6 South, Range 17 East, Choctaw County, Oklahoma, containing 8 acres, more or less. Please see the attached Business Lease No. 4200479074 (G09-3001) labeled Exhibit A, aerial map labeled Exhibit B, and location map labeled Exhibit C. This lease will be used for the purposes of office buildings.

Title of Council Bill: TO APPROVE BUSINESS LEASE NO. 4200479074 (G09-3001) IN THE FAVOR OF HOUSING AUTHORITY OF THE CHOCTAW NATION OF OKLAHOMA, ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION IN CHOCTAW COUNTY, OKLAHOMA.

LESSEE: Housing Authority of the Choctaw Nation of Oklahoma

DURATION: Term of 25 years with an automatic renewal term of 25 years.

PAYMENT: \$0.00 per year

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

**TO APPROVE BUSINESS LEASE NO. 4200479074 (G09-3001) IN FAVOR OF HOUSING
AUTHORITY OF THE CHOCTAW NATION OF OKLAHOMA, ON LAND HELD BY THE USA
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OKLAHOMA**

Performance Bond: \$00.00-WAIVED
Administrative Fee: \$00.00-WAIVED
Annual Rental: \$00.00

Beginning Date: January 1, 2025
Expiration Date: December 31, 2074

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

BUSINESS LEASE

LEASE NUMBER: 4200479074 (G09-3001) LANDOWNER: USA in Trust for the
LESSEE: Housing Authority of the Choctaw Nation of Oklahoma Choctaw Nation

THIS CONTRACT, made and entered into on January 1, 2025, 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 the **Housing Authority of the Choctaw Nation of Oklahoma, 207 Jim Monroe Road, Hugo, Oklahoma**, hereinafter called the "Lessee", in accordance with the provisions of existing law and the regulations (25 CFR Part 162) which be reference is made a part thereof.

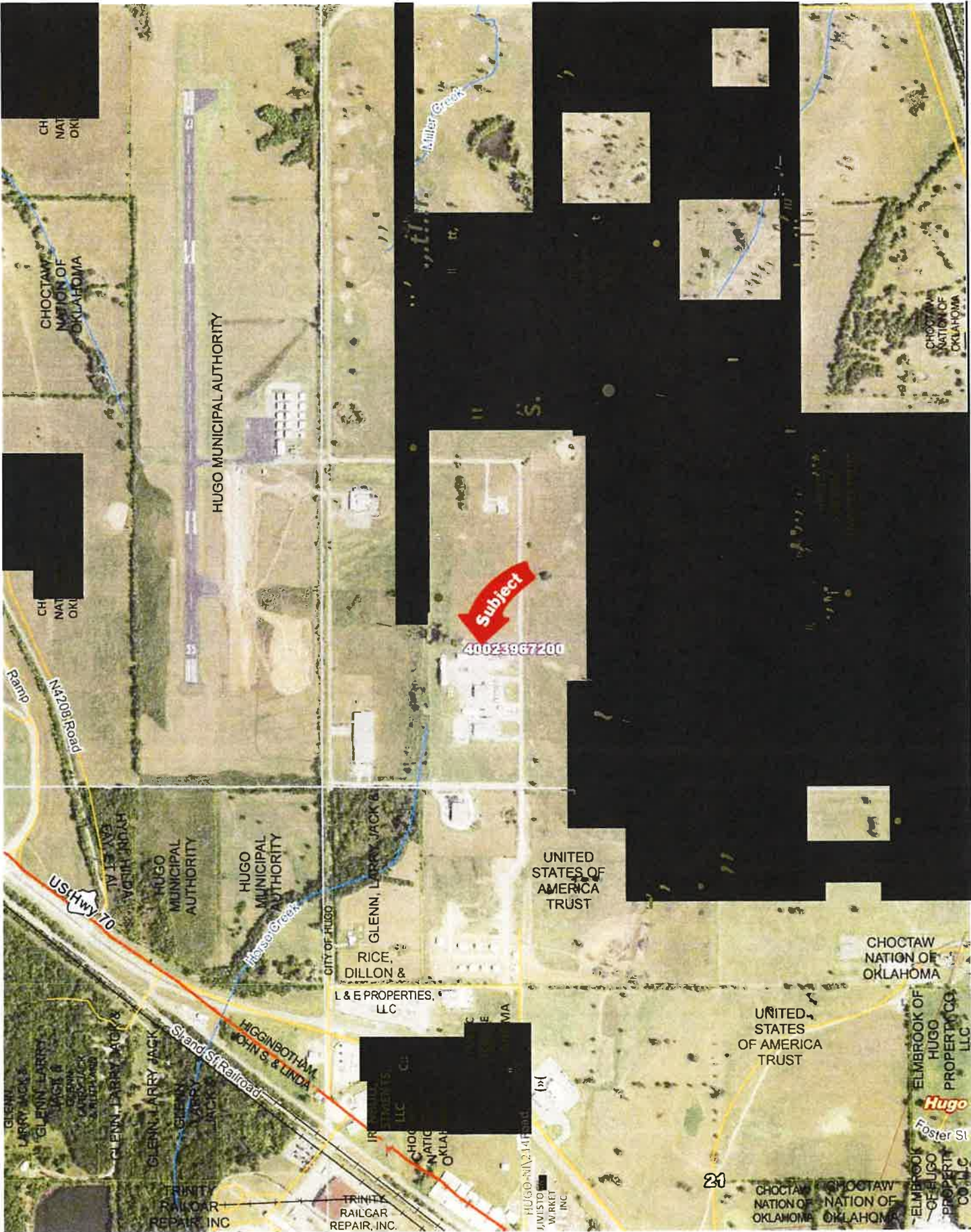
WITNESSETH, that for and in consideration of the rents, covenants, and agreements hereinafter provided, the Lessor hereby lets and leases unto the Lessee for the purposes of **Office Buildings** and its appurtenances.

The land and premises are in Choctaw County, Oklahoma, and are described as follows:

A tract of land in a part of the SW SW of Section 16, Township 6 South, Range 17 East, of the Indian base and Meridian, Choctaw County, Oklahoma being further described as: Beginning at the Southwest corner in said Section 16; thence N88°45'54" E, a distance of 1,328.43 feet; thence N1°28'42" W, a distance of 246.62 feet to the true Point of beginning; thence S°8901'14" W, a distance of 558.37 feet; thence N1°54'33" W, a distance of 620.67 feet; thence N88°52'02" E, a distance of 563.17 feet; thence S1°28'08" E, a distance of 620.53 feet to said Point of Beginning, containing 8 acres, more or less.

The lease will be for an initial term of **twenty-five (25) years with an automatic renewal term of twenty-five years**. The lease will begin on **January 1, 2025**, and expire on **December 31, 2074**, 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: **\$0.00** (annual rental, due dates and any expenses to be borne by the Lessor are to be specified in full). Pay administrative fee to: Choctaw Nation of Oklahoma, PO Box 1210, Durant, OK 74702-1210. Pay bond and rent to: Tahihina Agency-BIA, Dept C185, PO Box 979121, St Louis, MO 63197-9000.

<u>Lessor</u>	<u>Interest</u>	<u>Date Payable</u>	<u>Amount</u>
Choctaw Nation of Oklahoma	Full	Jan. 1, 2025-2074	Waived



Subject

40023967200

CHOCTAW NATION OF OKLAHOMA

HUGO MUNICIPAL AUTHORITY

N4208 Road

US Hwy 70

HUGO MUNICIPAL AUTHORITY

HUGO MUNICIPAL AUTHORITY

CITY OF HUGO

RICE, DILLON & L & E PROPERTIES, LLC

UNITED STATES OF AMERICA TRUST

CHOCTAW NATION OF OKLAHOMA

UNITED STATES OF AMERICA TRUST

CHOCTAW NATION OF OKLAHOMA

Hugo

Foster St

CHOCTAW NATION OF OKLAHOMA

CHOCTAW NATION OF OKLAHOMA

TRINITY RAILCAR REPAIR, INC

TRINITY RAILCAR REPAIR, INC.

HUGO-N4214 ROAD

20

ELMBROOK OF HUGO PROPERTY CO, LLC

ELMBROOK OF HUGO PROPERTY CO, LLC

hugo, ok

XQ.

Shreveport based office hugo, ok

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US 70 US 271

US 70 US 271

US 70 Business US 271 Business

US 70 Business US 271 Business

US 70 Business US 271 Business

US 7 271

North 4198 Road

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Collivercar200Rpm

1205 Road

North 4208 Road

Shreveport Municipal Airport

New Airport Road

Subject

Genl Kambard Drive

Terry Hill Apartments

US 70 Business US 271 Business

Hugo Livestock Auction

Hugo Bus Barn
B & B Onions

Industrial Boulevard

Lena

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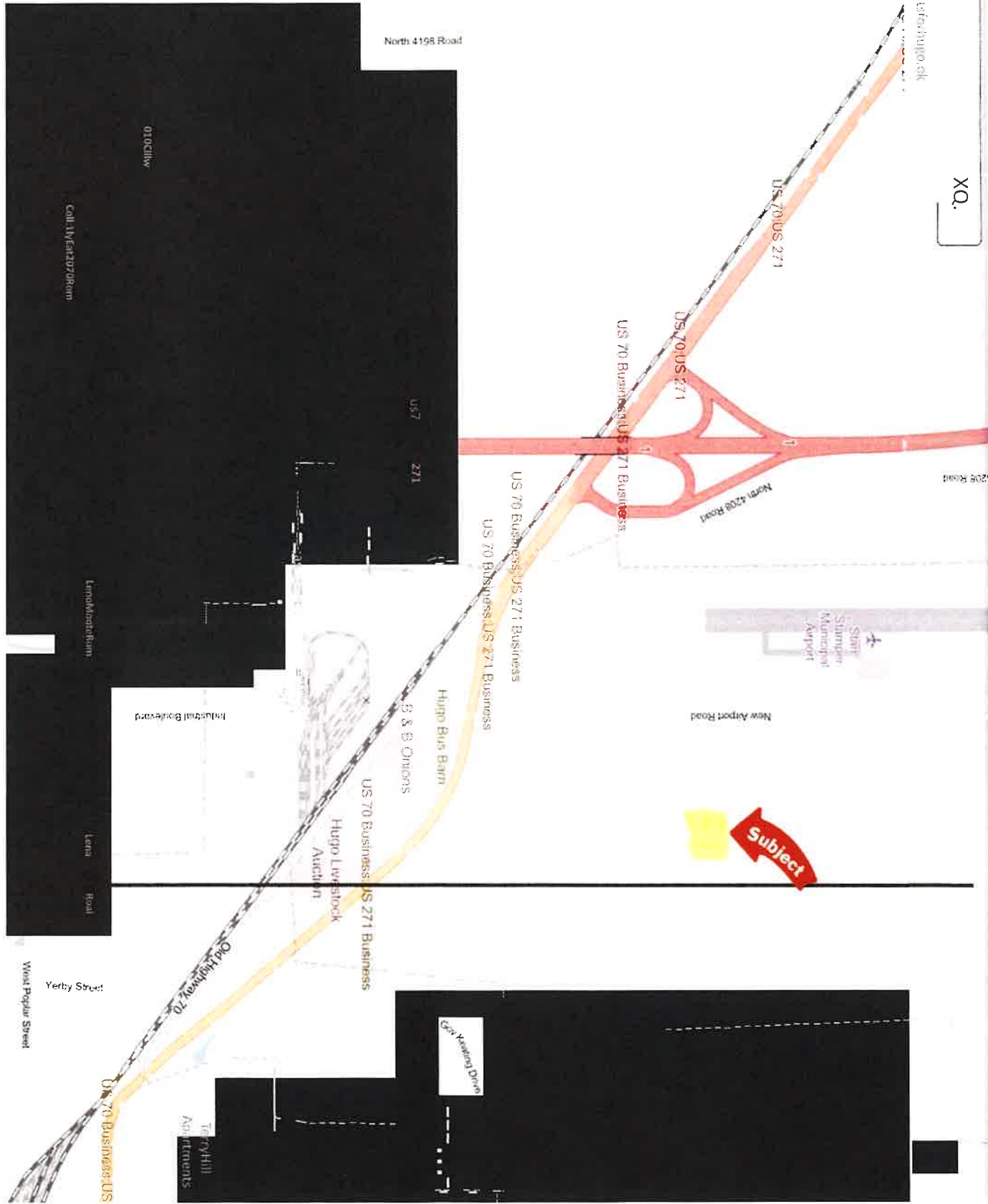
Yerby Street

Vital Poplar Street

US 70 Business US 271 Business

Old Highway 70

071



CB 54 00

IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION
CHARLOTTE JACKSON
INTRODUCED THE FOLLOWING BILL

A COUNCIL BILL

Lease Approval

WHEREAS, to Approve the Housing Authority of the Choctaw Nation of Oklahoma leasing 10 acres in the Industrial Park in Hugo, Oklahoma for a period of 25 years with a 25 year option, and


WHEREAS, the legal description of the tract of land to be leased, a tract of land containing 10.0 acres more or less, in SW ¼ SW ¼ of Section 16, T-6-S, R 17 N, Choctaw County, State of Oklahoma, and

WHEREAS, the Tribal Council of the Choctaw Nation of Oklahoma must approve all leasing of this property, and


THEREFORE BE IT ENACTED BY THE Tribal Council of the Choctaw Nation of Oklahoma that this lease be approved for The Housing Authority of the Choctaw Nation.

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 (12) members answered roll call and that a quorum was present at the REGULAR Session of the Tribal Council at Tuskahoma, Oklahoma on JAN. 8, 2000. I further certify that the foregoing Council Bill CB 54 00 was adopted at such meeting by the affirmative vote of TWELVE (12) members ZERO (0) negative votes and ZERO (0) abstaining.

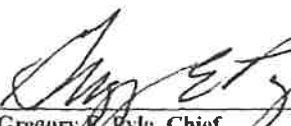


Bob Fats, Speaker
Choctaw Nation Tribal Council



Charlotte Jackson, Secretary
Choctaw Nation Tribal Council

1/15/00



Gregory E. Pyle, Chief
Choctaw Nation of Oklahoma