

Oneida Tribe of Indians of Wisconsin

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Oneida, WI 54155



Oneidas bringing several hundred bags of corn to Washington's starving army at Valley Forge, after the colonists had consistently refused to aid them



UGWA DEMOLUM YATEHE
Because of the help of this Oneida Chief in cementing a friendship between the six nations and the Colony of Pennsylvania, a new nation, the United States, was made possible

Approved As
Read ~~Corrected~~
4/22/92

SPECIAL MEETING MEETING WITH ONEIDA HOUSING AUTHORITY

THURSDAY, APRIL 9, 1992

Meeting in Oneida Tribal School Classroom (no tapes)

Present: Deborah Doxtator-Vice Chairperson, Loretta V. Metoxen-Treasurer, Amelia Cornelius-Secretary, Lloyd Powless, Russell Metoxen, Julie Barton-Council Members

Excused: Rick Hill, Shirley Hill, Mark N. Powless

OHA: Lois Powless, Steve Stevens, Ron Hill, Chris Doxtator, Evelyn Elm

Staff: Karen Krogg, Arlyss Paulson, Ken Webster, Construction Manager

Indian Preference if Indians are qualified.

Three types of Development:

1. Turn Key - Architect writes specs, bid for contractors. Usually done in phases. Page 1-11
2. Conventional method. Architect does plan, plans are bid, contractor builds and turns over to OHA.
3. Force Account - OHA becomes Contractor. Bids out sub contractor. Anything over \$25,000 is bid out.

OHA will be doing framing and siding, etc. Ken Webster is lead Carpenter. Excavation, windows, electricity, trusses, plumbing, and lumber was bid out Pages 1-20

CONCERN FOR PAST PERFORMANCE OF CONTRACTORS

Homeowners pay 15% of income. All money goes to their home payments. Only administration cost.

169 rental units in OHA. There should be a review of the possibility of turning a portion of these units into home purchases.

Loretta stated Ernie Stevens Sr., is in the process of developing a Housing Office for the development of new construction of homes for rent or purchase.

Lloyd stated that he was tired of HUD-regulations as long as the Tribe takes HUD money then we have to follow their regulations. He is frustrated at following HUD requirements. Tribe should be working to control our own housing and establish our own regulations.

Russell is also opposed to housing located in one site and wants to see scattered sites. More planning is needed.

Steve told of programs being implemented to solve problems in housing sites. Neighborhood watch, drug abuse program.

Likes to see more regular meetings to clarify concerns to communicate information.

New 15 units. Different styles/Ranch/Raised Ranch. All will have basements.

Conversion of rental units to homeowners must be by project. Minnesota, Lower Sioux and Prairie Island is attempting to convert.

CFR - Indian Preference Requirements.

IHA greatest extend feasible - given Indian Preference - does not mean automatically given to Indian contractor. Bid must be responsive to request for bid.

Ron Hill believes they can keep the cost of labor on construction down if they do their own labor. Federal requirements that any amount over \$25,000 must be bid out.

HUD sends an engineer to inspect the work completed.

1978 - All new home ownership. \$64 was administration. Balance goes into equity of home - if they move prior to 25 years, then they receive the equity earned, plus interest earned.

Discussion on Force Account Method in regard to letter of Credit. OHA could underwrite their own letter of credit - however HUD requires Tribe to do letter of credit. Normally 10% will be retained by other sub-contractors.

The Tribal Housing position will be responsible for writing grants for more housing.

Application has been made for a 4,000 square foot building for \$300,000 for Three Sisters Site.

Allocation is made by # of bedrooms in area. Hopefully award will be made in about 1-2 months.

OHA audit will be in about 30 days and final available in about 90 days.

Indian Preference applies whether the Tribe goes force account or any other method of construction.

Motion by Amelia Cornelius to rescind previous action to release the Letter of Credit for the 15 units of Housing, seconded by Lloyd Powless, motion carried unanimously.

Julie would like to see a committee to establish goals for housing in Oneida through the LOC Community Development to meet needs of community members for housing - goals for 3 to 5 years.

Motion by Amelia Cornelius to recess, seconded and carried

Meeting recessed at 8:15 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Amelia Cornelius", is written over a horizontal line.

Amelia Cornelius, Tribal Secretary
Oneida Business Committee