

FY-2024 3rd (April-June) Quarter Report

Oneida Land Commission

Approved by official entity action on: August 5, 2024

Submitted by: Sherrole Benton

OBC Liaison: Tehassi Hill

OBC Liaison: Jennifer Webster

PURPOSE

The Commission was established for the purpose of managing the Nation's land resources with authority to carry out all the powers and duties as delegated under the following laws of the Nation:

AUTHORITY

The Commission has the authority to carry out all the powers and duties as delegated under the following laws of the Nation:

- (a) The Real Property law;
- (b) The Leasing law;
- (c) The Building Code;
- (d) The Condominium Ordinance;
- (e) The Zoning and Shoreland Protection law;
- (f) The Eviction and Termination law;
- (g) The Landlord-Tenant law;
- (h) The Mortgage and Foreclosure law;
- (i) The Cemetery Law; and
- (j) All any other delegating law, policy, rule and/or resolution of the Nation.

BCC MEMBERS

John Danforth
Chair
07/31/2025

Sid White
Vice Chair
07/31/2026

Sherrole Benton
Secretary
07/31/2024

Vacant
Commissioner
07/31/2025

Patricia Cornelius
Commissioner
07/31/2026

Don McLester
Commissioner
07/31/2024

Fred Muscavitch
Commissioner
07/31/2024

MEETINGS

Held every 2nd and 4th Monday of each month.

5:00 p.m.

Little Bear Conference Room and Microsoft Teams

Emergency Meetings: No emergency meetings were held this quarter

CONTACT INFORMATION

CONTACT: Brooke Doxtator

TITLE: Boards, Committees, and Commissions Supervisor

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E-MAIL: Land_Commission@oneidanation.org

MAIN WEBSITE: <https://oneida-nsn.gov/government/boards-committees-and-commissions/elected/#Oneida-Land-Commission>

ACCOMPLISHMENTS

ACCOMPLISHMENT #1

Summary:

The Land Commission approved a request from Comprehensive Housing Division to increase the maximum mortgage for a HIP purchase to match the HUD 184 mortgage increase of \$498,257.00 dollars at the Bay Bank.

Impact:

The Homeownership by Independent Purchase (HIP) program allows tribal members to purchase real estate and improvements and the tribe purchases the land. This program simultaneously affords Tribal member's greater independence in the real estate purchase process and increases the available land base for the fee-to-trust process for the tribe. By approving the maximum mortgage amount, tribal members will have better opportunities to purchase real estate in the current competitive market.

ACCOMPLISHMENT #2

Summary:

The Land Commission requested information from the Oneida Law Office about real estate tools to use for land acquisition including clarification about Rights of First Offer, Rights of First Refusal, Waiving Contingencies, and other real estate options.

Impact:

This information and clarification about real estate tools that the Land Commission could use will provide opportunities for flexible buyer approaches to acquiring land and real estate. The Land Commission may consider a review of its acquisition SOPs through work meetings with the Land Management, Law Office, and other professionals who work the field. These work meeting would assist Land Commission members with possibly refining land acquisition priorities, identifying any or potential defects in the acquisition process, and improving communication procedures within the Land Management division and others within the organization and externally with potential sellers.

ACCOMPLISHMENT #3

Summary:

Since April of 2024, the Land Commission approved the purchase of 103.28 acres of land. Currently, Oneida Nation's total land ownership is about 28,882.77 acres which represents about 44% of the reservation.

Closed	File #	Property	Name/Address	Acres	Use	Municipality	Price
5/6/2024	01202204V	VandenElzen	Cty U	78.71	Vacant	Oneida	\$1,794,600.00
5/31/2024	01202402C	IDS	3560 Packerland	10.2	Vacant	Ashwau.	\$915,300.00
5/31/2024	07202207V	VandenElzen	W600 Blk Pearl	14.55	Vacant	Oneida	\$1,60,050.00
			Acres	103.46		Purchase	\$2,869,950.00

Impact:

The Land Commission goal is to acquire land and real estate to bolster the Oneida Nation's sovereignty and provide resources for its citizens. The Land Commission is actively pursuing land acquisitions and following the guidance in the 2033 Land Acquisition Plan as approved by GTC.

GOALS

LONG-TERM GOAL #1

Provide Open Communication

The Land Commission strives to be open and transparent regarding actions and decisions. Our goal is for regular communication with membership via General Tribal Council meetings and other communication outlets. We want the membership to be informed and engaged with land acquisition, zoning, and land use as it pertains to our Nation.

Update on Goal:

The Land Commission updated our presentation for the recent GTC Meeting.

LONG-TERM GOAL #2

Strengthen Sovereignty

Re-establish roles & responsibilities to fully implement the 2033 Land Acquisition Plan approved by GTC. The 2033 Plan provides an allocation of funds to reacquire land within the Oneida Reservation.

Update on Goal:

We continue to purchase land following the guidance in the 2033 Land Acquisition Plan. In addition we are working with the Oneida Law Office about clarifications and use of various real estate tools to improve acquisition of land and real estate approaches and improving the internal and external communication strategy.

LONG-TERM GOAL # 3

Promoting Positive Community Relations

The Land Commission heard a request from the Comprehensive Housing Division to consider collaborating with them and other tribal entities to find ways to make home ownership more affordable for tribal citizens. The Commission is anticipating follow-up reports from CHD regarding clarification on roles and authority to design a home construction loan program from other entities including CHD, Finance, Planning, Veterans, and Bay Bank.

Update on Goal:

A collaborative plan for a home construction loan program would alleviate the housing shortage in our community. The plan is anticipated to provide another lending option for tribal citizens to acquire homes through the HIP and FSBO opportunities. It would have a low interest rate to be determined by the land commission, and lower contingency requirements for building homes. The proposed collaboration plan would target the creation of 24 to 32 mortgage-based home ownerships within a period of four years. Once the collaborative plan has been completed, the Environmental, Health, Safety, Land, and Agriculture (EHSLA) division will prepare a draft about how CHD, Land Commission, Bay Bank, and other program and services can access or approve funds their respective funds/accounts to set up a construction loan program for tribal citizens.

STIPENDS

Per the Boards, Committees, and Commissions law, stipends are set via OBC resolution. BC resolution 04-13-22-B sets the stipend amounts.

	Total dollar amount paid	Number of stipend type		
		Regular Mtg	Emergency Mtg	Hearings/Other
April 2024	\$900	2	0	0
May 2024	\$1,000	2	0	1
June 2024	\$1,100	2	0	0

BUDGET

FY-2024 BUDGET: \$16,000

FY-2024 EXPENDITURES AS OF END OF REPORTING PERIOD: \$11,250

Our budget is used for meeting and hearing stipends.

REQUESTS

None

OTHER

Commissioner Jennifer Hill resigned on May 28, 2024. The Oneida Business Committee approved the Government Administrative Office to post the vacancy on June 12, 2024.