

# FY-2025 1st (Oct - Dec) Quarter Report

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*Text in orange provides instruction in accordance with the Boards, Committees, and Commissions law section 105.12-3. Quarterly Reports to the Oneida Business Committee.*

*Provide the name of the entity, the member submitting the report, and the Oneida Business Committee liaison.*

## Oneida Land Commission

Approved by official entity action on: [Click here to enter approval date](#)

Submitted by: Fred Muscavitch

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 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

*Provide a list of the members and their titles, term expiration dates and contact information.*

Sidney White  
Chair  
olc-swhi@oneidation.org  
July 31, 2026

Russell Metoxen Jr.  
Vice Chair  
olc-rmet@oneidanation.org  
July 31, 2025

Frederick Muscavitch  
Secretary  
olc-fmus@oneidanation.org  
July 31, 2027

Marie Cornelius  
Member  
olc-ecor@oneidanation.org  
July 31, 2027

Patricia Cornelius  
Member  
olc-pcor@oneidnation.org  
July 31, 2026

Gina Powless-Buenrostro  
Member  
olc-gpow@oneidanation.org  
July 31, 2027

Vacant  
Vacant  
July 31, 2025

## CONTACT INFORMATION

*Provide contact information for the entity.*

CONTACT: Brooke Doxtator  
TITLE: Boards, Committees, and Commissions Supervisor  
PHONE NUMBER: (920) 869-4452  
E-MAIL: [Land\\_Commission@oneidanation.org](mailto:Land_Commission@oneidanation.org)  
MAIN WEBSITE: <https://oneida-nsn.gov/government/boards-committees-and-commissions/elected/#Oneida-Land-Commission>

## MEETINGS

*List when and how often the entity is holding meetings and whether any emergency meetings have been held. If an emergency meeting was held, indicate the basis of the emergency meeting for each meeting.*

Held every 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month.

5:00 p.m.

Little Bear Conference Room and Microsoft Teams

Emergency Meetings: One (1) emergency meeting was held on December 4, 2024, regarding a potential acquisition.

## **ACCOMPLISHMENTS**

*Provide details of what the entity has accomplished that quarter, including any special events held during the reporting period and any travel by the members and/or staff.*

### **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 at 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 meetings would assist Land Commission members with possibly refining land acquisition priorities, identifying any 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:

The Land Commission purchased 521.017 acres of land. Currently, Oneida Nation's total land ownership represents 45% of the reservation.

#### 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 General Tribal Council (GTC).

### **GOALS**

*Provide details of the entity's long-term goals, the entity's goals for the next quarter, and projected quarterly activities.*

#### **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. The GTC voted to only have the Land Commission report at the annual meeting.

#### **LONG-TERM GOAL #2**

Strengthen Sovereignty

Re-establish roles & responsibilities to fully implement the 2033 Land Acquisition Plan approved by General Tribal Council. 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 through improving the internal and external communication strategy.

## **QUARTERLY GOAL #1**

Promoting Positive Community Relations

The Land Commission heard a request from the Comprehensive Housing Division (CHD) 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.

## **QUARTERLY GOAL #2**

Revise 2033 Land Acquisition plan

This goal is in alignment with the July 1, 2024, General Tribal Council meeting where a motion was made by Jameson Wilson to direct the Land Commission to bring back a revised 2033 land acquisition plan that prioritizes residential housing and to bring to the General Tribal Council at the semi-annual meeting in 2025. Seconded by Bob Smith. Motion carried by show of hands

Update on Goal:

Starting to collaborate with Comprehensive Housing the Environmental, Health, Land, Safety and Agriculture Division for input on potential purchases that have homes.

## **BUDGET**

*Provide the amount of the entities budget and the status of the budget at that quarter.*

<u>FY-2025 BUDGET:</u>	\$16,000
<u>FY-2025 EXPENDITURES AS OF END OF REPORTING PERIOD:</u>	\$3,150.00

*List how your BCC is utilizing your budget and projected budgetary uses for the next quarter.*

Our budget is used for meeting and hearing stipends.

## Stipends

*List the amount of each stipend a member may be eligible to receive.*

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
October 2024	<b>\$1,050.00</b>	<b>2</b>	<b>0</b>	<b>1</b>
November 2024	<b>\$1,000.00</b>	<b>2</b>	<b>0</b>	<b>0</b>
December 2024	<b>\$1,100.00</b>	<b>2</b>	<b>1</b>	<b>0</b>

## REQUESTS

*List details of any requests to the Oneida Business Committee.*

Requesting consistent Joint meetings with the Oneida Business Committee in accordance with our memorandum of agreement.

## OTHER

*List any other information deemed appropriate by the entity, as well as any other information required by a law or policy of the Nation.*

None