

# FY-2025 4th (Jul - Sep) Quarter Report

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## Oneida Land Commission

Approved by official entity action on: 10/27/2025

Submitted by: Sid White

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.

Establishment: The Commission, originally named the Land Committee, was established by the Oneida General Tribal Council on February 28, 1941, through adoption of Ordinance No. 1 – Lands, and re-established as the Oneida Land Commission with the Real Property law that was adopted by the Oneida Business Committee through resolution BC-5-29-96-A and amended from time-to-time thereafter.

### **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

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

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

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

Donald McLester  
Member  
olc-dmcl@oneidnation.org  
July 31, 2028

Marie Cornelius (Resigned 9/22/25)  
Vice Chair  
olc-rmet@oneidanation.org  
July 31, 2027

Tina Danforth  
Member  
olc-ecor@oneidanation.org  
July 31, 2028

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

## CONTACT INFORMATION

CONTACT: Brooke Doxtator  
TITLE: Boards, Committees, and Commissions Supervisor  
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MAIN WEBSITE: <https://oneida-nsn.gov/government/boards-committees-and-commissions/elected/#Oneida-Land-Commission>

## MEETINGS

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: No emergency meetings this quarter

## **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 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 Environmental, Land and Agriculture Division, 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 236.057 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**

### **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, Land, and Agriculture Division for input on potential purchases that have homes.

## **BUDGET**

<u>FY-2025 BUDGET:</u>	\$16,800
<u>FY-2025 EXPENDITURES AS OF END OF REPORTING PERIOD:</u>	\$15,700.00

Our budget is used for meeting and hearing stipends. We also want to start training for our commissioners.

## Stipends

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

	<i>Total dollar amount paid</i>	<i>Number of stipend type</i>		
		<i>Regular Mtg</i>	<i>Emergency Mtg</i>	<i>Hearings/Other</i>
<i>July 2025</i>	<b>\$1,650.00</b>	<b>2</b>	<b>0</b>	<b>3</b>
<i>August 2025</i>	<b>\$1,200.00</b>	<b>2</b>	<b>0</b>	<b>0</b>
<i>September 2025</i>	<b>\$1,750.00</b>	<b>2</b>	<b>0</b>	<b>2</b>

## REQUESTS

We submitted a request on May 8, 2025, to the Legislative Operating Committee to expedite the transfer of the probate hearings to the Oneida Judiciary.

## OTHER

Vice Chair, Marie Cornelius resigned from the Land Commission on September 22, 2025. This is now a vacant position with Land Commission. A request to post was submitted to the Business Committee on October 22, 2025.