

# FY-2026 1st (Oct - Dec) Quarter Report

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## Oneida Land Commission

Approved by official entity action on: 1/26/2026

Submitted by: Sid White

OBC Liaison: Tehassi Hill

OBC Liaison: Jennifer Webster

### **PURPOSE**

The Land 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 Land 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 Land 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  
Vice Chair  
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

Vacant  
Enter Title, if any  
Enter Email  
July 31, 2027

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

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

## CONTACT INFORMATION

CONTACT: Brooke Doxtator  
TITLE: Boards, Committees, and Commissions Supervisor  
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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

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 Homeownership by Independent Purchase (HIP) program to match the United States Department of Housing of Urban Development (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 Oneida Nation 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 Oneida Nation. 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 (ELA) Division, Law Office, and other professionals who work the field. These work meetings would assist Land Commission members with refining land acquisition priorities, identifying any potential defects in the acquisition process, and improving communication procedures within the ELA Division and others within the organization and externally with potential sellers.

### **ACCOMPLISHMENT #3**

#### Summary:

The Land Commission purchased 34.22 acres of land in the 1<sup>st</sup> quarter. 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 (GTC) 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 Oneida Nation.

#### Update on Goal:

The Land Commission updated our presentation for the recent GTC Meeting. The GTC voted to 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 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 through improving the internal and external communication strategy. We've also been working on a plan to address fee to trust applications for the homeowners that are still paying taxes on tribally owned property. The Land Commission collaborates with Comprehensive Housing Division to identify five (5) homes for purchase in a first year pilot project.

## **QUARTERLY GOAL #1**

Promoting Positive Community Relations

Community members presented Hunting access issues to the Land Commission. We also addressed community concerns regarding data centers on the reservation.

Update on Goal:

The Land Commission met with community members and staff to listen to and address their concerns regarding hunting access issues. We've also taken a stance to keep data centers off the reservation.

## **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:

Continued collaboration with the Comprehensive Housing Division and the ELA Division for strategic home purchases.

## **BUDGET**

<u>FY-2026 BUDGET:</u>	\$16,800
<u>FY-2026 EXPENDITURES AS OF END OF REPORTING PERIOD:</u>	\$3,500.00

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.

	Total dollar amount paid	Number of stipend type		
		Regular Mtg	Emergency Mtg	Hearings/Other
October 2025	\$1,100.00	2	0	3
November 2025	\$1,100.00	2	0	0
December 2025	\$1,350.00	2	0	1

## REQUESTS

None

## OTHER

Vice Chair, Marie Cornelius resigned from the Land Commission on September 22, 2025. A request to post was submitted to the Oneida Business Committee on October 22, 2025. As of January 2026, we are still waiting to receive sufficient applications for consideration to fill the vacancy. In accordance with the Oneida Code of Laws, Title 1. Government and Finances – Chapter 105, Boards Committees, and Commissions, 105.5-5. Insufficient Applicants, in the event that there are an insufficient number of applicants after the deadline date has passed for appointed positions, the Business Committee Support Office may repost for an additional time period.