



HO-CHUNK NATION LEGISLATURE

Governing Body of the Ho-Chunk Nation

HO-CHUNK NATION LEGISLATURE

**AUTHORIZATION OF
RESIDENTIAL LAND LEASE ON
LOT # 5 OF CHAKH HA CHEE SOUTH # 439 T 2095
FOR THE HO-CHUNK HOUSING &
COMMUNITY DEVELOPMENT AGENCY**

RESOLUTION 09-13-22 G

WHEREAS, on November 1, 1994, the United States Secretary of the Interior approved a new Constitution for the Ho-Chunk Nation, formerly known as the Wisconsin Winnebago Tribe; and

WHEREAS, the Ho-Chunk Nation (“Nation”) is a federally recognized Indian Tribe organized pursuant to the Indian Reorganization Act of 1934; and

WHEREAS, the Legislature of the Ho-Chunk Nation (“Legislature”) is the duly constituted governing body of the Nation pursuant to the Constitution of the Ho-Chunk Nation (“Constitution”); and

WHEREAS, Article V, Section 2(a) of the Constitution grants the Legislature the power to make laws, including codes, ordinances, resolutions, and statutes; and

WHEREAS, Article V, Section 2(i) of the Constitution grants the Legislature the power to negotiate agreements with other governments, organizations, or individuals; and

WHEREAS, Article V, Section 2(l) of the Constitution grants the Legislature the power to enact laws to manage, lease, permit, or otherwise deal with the Nation’s lands, interests in lands or other assets; and

WHEREAS, on November 18, 2014, the Legislature enacted Title 8 – Housing, Real Estate and Property Code, Section 11 – Residential Leasing Code to enhance accountability and ensure that real property held in trust by United States for the Nation and leased by the Nation to its members or non-members is used to provide minimal financial risk and clarify the legal responsibility of the Nation; and

WHEREAS, on February 4, 2015, the United States Department of the Interior Assistant Secretary of Indian Affairs approved the Ho-Chunk Nation Residential Leasing Code; and

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WHEREAS, the Nation holds 100% interest in the HCN Trust property known as Chakh Ha Chee South tract # 439 T 2095 within the legal description being part of the E ½ of the SE ¼ and more particularly described as the southern 1326.17 feet of Section 24, Township 21 North, Range 4 East, Town of Port Edwards, Wood County, Wisconsin, containing 52.64 acres more or less and subject to all valid existing rights of way; and

WHEREAS, the Ho-Chunk Housing & Community Development Agency now wishes to obtain a Residential Trust Land Lease from the Nation on the Premises with a term of seventy-five (75) years;

NOW THEREFORE, BE IT RESOLVED that the Ho-Chunk Nation Legislature, pursuant to its Constitutional authority, hereby grants a lease, with a term of seventy-five (75) years, to the Ho-Chunk Housing & Community Development Agency as Lessee(s), covering the Premises, more particularly described as:

Lot 5 of Chakh Ha Chee South tract # 439 T 2095 within the legal description being part of the E ½ of the SE ¼ and more particularly described as the southern 1326.17 feet of Section 24, Township 21 North, Range 4 East, Town of Port Edwards, Wood County, Wisconsin, EXCEPT the Community Building and parking lot, containing approximately 16 acres more or less and subject to all valid existing rights of way;

BE IT FURTHER RESOLVED that the Lessee(s) will abide by all terms and conditions of the lease and all guidelines established by the Department of Housing and Realty Division;

BE IT FURTHER RESOLVED that the object of the Lease is to enable the Lessee(s) to construct, improve, and/or maintain a dwelling and related structures on the Premises, and to otherwise use or occupy said Premises for residential (housing) purposes - with such use being in conformance with Ho-Chunk law;

BE IT FURTHER RESOLVED that the compensation for the Lease will be one dollar (\$1.00) per year with a payment of seventy-five dollars (\$75.00) for the full term of the lease being due prior to lease issuance, with all parties agreeing that the compensation and having no periodic reviews is in the best interest of all parties entering into the Lease;

BE IT FURTHER RESOLVED that the Ho-Chunk Nation Legislature hereby grants the Vice President signature authority for any documents needed to fulfill this action.

CERTIFICATION

I, the undersigned, as Secretary of the Ho-Chunk Nation Legislature, hereby certify that the Legislature of the Ho-Chunk Nation, composed of **13** members of whom **11** constituting a quorum were present at a meeting duly called and convened and held on the **13th day of September, 2022**, that the foregoing resolution was adopted at said meeting by an affirmative vote of **11 members, 0 opposed, and 0 abstaining**, pursuant to the Article V, Section 2 (a) and (x) of the Constitution of the Ho-Chunk Nation approved by the Secretary of the Interior on November 1, 1994, and that the foregoing resolution has not been rescinded or amended in any way. I further certify that this is a verified copy of said resolution.


Stephanie Begay, Tribal Secretary

09.13.22
Date