

CB-21-20

**TO APPROVE THE TRANSFER OF
REAL PROPERTY TO THE CHOCTAW NATION**

IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION

RONALD PERRY INTRODUCED THE FOLLOWING COUNCIL BILL

A COUNCIL BILL

TO APPROVE the transfer of real property to the Choctaw Nation

WHEREAS, in accordance with Article IX, Section 6 of the Constitution of the Choctaw Nation of Oklahoma (the "Nation"), the Tribal Council of the Nation (the "Council") shall make decisions pertaining to the acquisition, leasing, disposition, and management of tribal property;

WHEREAS, Choctaw Global, LLC ("Global"), is wholly-owned by the Nation;

WHEREAS, Choctaw Archiving Enterprises, Inc. ("CAE"), is wholly-owned by Global;

WHEREAS, CAE owns the real property, and all structures and appurtenances thereon, located at 2101 Arkansas St., Durant, OK 74701 (the "Arkansas Street Property");

WHEREAS, the Nation owns the real property, and all structures and appurtenances thereon, located at 20 Sand Stone Rd., Durant, OK 74701 ("Silverado");

WHEREAS, Global is currently leasing Silverado from the Nation;

WHEREAS, CAE would like to transfer title in the Arkansas Street Property to Global as a distribution of assets to its shareholder;

WHEREAS, Global would like to transfer title in the Arkansas Street Property to the Nation in exchange for a reduction in rent for Global at Silverado or another facility as agreed upon by Global and the Nation, provided that the reduction in rent is approximately equal to the appraised value of the Arkansas Street Property (collectively, the "Arkansas Street Property for Rent Exchange");

WHEREAS, the Council has determined that it is in the best interests of the Nation to approve of the Arkansas Street Property for Rent Exchange.


THEREFORE, BE IT ENACTED by the Council that this Bill be cited as approval of the transfer of the title to the Arkansas Street Property from Global to the Nation in exchange for a reduction in rent for Global at Silverado or another facility as agreed upon by Global and the Nation, provided that the reduction in rent is approximately equal to the appraised value of the Arkansas Street Property, and on such other terms and conditions as the Chief of the Nation, or his designee, shall agree.

CERTIFICATION


I, the undersigned, as speaker of the Tribal Council of the Choctaw Nation of Oklahoma, do hereby certify that the Tribal Council is composed of twelve (12) seats. Eight (8) members must be present to constitute a quorum. I further certify that eleven (11) members answered roll call and that a quorum was present at the Regular Session of the Tribal Council at Tuskahoma, Oklahoma, on November 9, 2019. I further certify that the foregoing Council Bill CB- 21 -20 was adopted at such meeting by the affirmative vote of eleven (11) members, zero (0) negative votes, and zero (0) abstaining.



Ronald Perry, Secretary
Choctaw Nation Tribal Council



Thomas Williston, Speaker
Choctaw Nation Tribal Council



Gary Batton, Chief
Choctaw Nation Tribal Council

Date: 11-14-19

Purpose/Need of Council Bill: Choctaw Global's subsidiary, Choctaw Archiving Enterprises, Inc., owns real property at 2101 Arkansas St, Durant, OK 74701. The Nation owns real property at 20 Sandstone Rd., Durant, OK 74701, which Global leases for its offices. Choctaw Archiving wants to transfer the Arkansas St. property to Choctaw Global as a distribution of assets to its shareholder. In turn, Choctaw Global wants to transfer the Arkansas St. property to the Nation in exchange for a reduction in rent on the Sandstone Rd. property. The reduction in rent would be approximately equal to the appraised value of the Arkansas St. property. Tribal Council approval is being sought for approval of the acceptance of the Arkansas St. property in exchange for a reduction in rent on the Sandstone Rd. property.

Title of Council Bill: To Approve the Transfer of Real Property to the Choctaw Nation

Agency: Choctaw Global / Division of Commerce

Budget: Approximately \$525,000 in the form of a lease credit from the Nation to Choctaw Global, in exchange for real property of the same approximate value

Match Required: N/A

Request by/Project Director: Choctaw Global / Janie Dillard