

**Summit Lake Paiute Tribe
Special Council Meeting
Friday, October 13, 2023
Administrative Office, 2255 Green Vista Drive, Ste. 401, Sparks, Nevada**

CALL TO ORDER: Chairwoman Randi Lone Eagle called the Special Council Meeting of Friday, October 13, 2023 to order at 8:05 am.

ROLL CALL: Secretary/Treasurer Eugene Mace, Sr. called the roll: Chairwoman Randi Lone Eagle, present; Vice-Chairwoman Nedra Crane, present via phone; Secretary/Treasurer Eugene Mace; present; Council Member Philip Frank, absent and Council Member Steven Crane, present.

STAFF: Dalgadina Gonzalez, Enrollment Coordinator and Tribal Member, Austin New Moon, Housing Manager, Daniel Howard, Finance Director

GUESTS: Stilia Blake, Advisor-Notre Dame; Benjamin Nelson, Moran Gafford, Amber May, Jay Brockhoff, Casey Malloy, Sheana Vasvedor, students of Notre Dame Class of 2024; Brian and Teresa Melendez, Tribal Minds, Inc.; Kelly Rubey, Instructor for Frontlines in America course-Notre Dame (via Zoom)

Presentation by Notre Dame, Frontlines in America class and Tribal Minds Inc.

Mr. Blake stated that they have been working on this for the last eight weeks with weekly meetings with the Chairwoman and Tribal Minds. They have been with SLPT for the past week and appreciate the hospitality and for giving them the opportunity to talk to everyone and get their perspectives.

Summary of the Week's Work

- 12+ interviews
- 20 hours in the car
- 5 sweat lodge rounds
- 47+ hours outside
- 2 workshops
- 18 Tribal members present on Wednesday, October 11, 2023

Evolution of Goals—Problem-Solving Process

- Primary Research
- Interview with other tribes prior to travel
- 12 on-site interviews
- Community Workshop
- Norte Dame problem solving-brainstorming ideas
- Official Council Report-Out.

Evolution of Thought Processes

As a result of the week at Summit Lake, the original purpose has evolved.

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The original hypothesis was to use the Reservation land to create revenue opportunities and develop infrastructure for the Tribe.

The new findings from the immersive week are:

- Preservation above profit
- Minimal to low labor lift
- Use existing resources and funds
- Put the Tribe first

The new hypothesis/focus is to generate enough income for Tribal members to receive the benefit of community-building programs without impacting the Reservation.

Goals:

1. Hire a Grant Writer
 - Provide coordination, administration, and supervision of funded “orphan” programs not specifically assigned to a Program Director
 - Paid salaried, hourly, or by contract (average pay: \$64K-\$83k or \$34/hour)
 - Advertise job within SLPT’s network and website, Indeed, etc.
 - Benefit is cost covered under ARPA. Even using a grant writer, the Tribe maintains it control and sovereignty by reviewing any draft of grants prior to submitting the application.

Mrs. Lone Eagle commented that when a job is posted the position is described with pay range and a two-week Native preference before opening it up everyone.

Ms. Rubey said that if there is a problem or skepticism, left them know. Mr. Mace says that a grant write is a good idea. Mrs. Lone Eagle commented that the Council meets once a month and sometime there is a time problem. Also, everyone is doing more than their share of the work. They do need a grant writer.

2. Invest in Commercial Real Estate
 - The goal is to invest in commercial real estate properties which the Tribe can lease as a reliable revenue source.
 - Work with local real estate agents to identify opportunities based on availability in the market.
 - Advertise open space and identify potential tenants based on business model and alignment with SLPT ethos
 - Utilize third party to clean and maintain properties
 - Benefit is cost is covered under ARPA
 - Already being done with Tribal Minds Partnership
 - Tribe is able to earn income from renting out its properties
 - Passive income source-requires less time to manage

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Mrs. Lone Eagle commented that they have done just that with the office space rented by Tribal minds. There have been talks with the membership about establishing a medical clinic, and various other ideas. They need to think outside the box.

Mr. Brockhoff did some research on Reno, Nevada area by talking to local alumnus and found out Reno is growing quickly. This is a time to invest with the current momentum.

3. Invest in Multi-Family Residential Real Estate

The goal is to invest in multi-family residential real estate (e.g., apartment complex) which the Tribe can lease to members at a subsidized rate and non-members at market rate.

- Work with local real estate agents to identify opportunities based on availability in the market.
- Identify tribal members most in need of subsidized housing based on income and family structure
- Market and rent additional units to non-Tribal members as a revenue source
- Benefit is cost is covered under ARPA
 - Directly benefits Tribal members in need of housing
 - Extra Units generate revenue for Tribe
 - Provides additional employment opportunities through leasing and maintenance

Ms. Crane said they talked about it back and forth. Ms. Gonzalez said that this information would help the members understand and remove issues. An example of a good program with a Paiute tribe in Utah. It is a model that could work for SLPT. Open it to other federally recognized tribes.

ARPA and Constraints

The American Rescue Plan Act (ARPA) funds specify that recipients can use funds for capital expenditures that support an eligible COVID-19 public health or economic response. For example, recipients may build certain affordable housing, childcare facilities, schools, hospitals, and other projects consistent with final rule requirements. However, Tribal governments are exempt from the requirement to complete a written justification for capital expenditures.

- Cannot be used for debt servicing
- Cannot be part of a rainy-day fund
- Has to be used by December 31, 2023

If funds are not allocated towards a specific project prior to December of 2024, they will be relinquished back to the government. It is the understanding that there is \$1.5 million still available.

Mr. Mace is more interested in Commercial property as a first step to get revenue.

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Ms. New Moon mentions dipping into both commercial and residential investment. They discussed the revenue advantages. A sell point is the financial freedom-financial sovereignty these investments can bring.

Mr. Mace asked if the State ARPA funds (if received when applied for) can be added to the \$1.5 million. They want an outlined plan in order to apply. It was suggested to use the smaller amount for a grant writer. Mrs. Lone Eagle went to get a copy of the grant application to see if they had any suggestions on how to complete the application.

Chairwoman called a break at 9:20 am.

They returned from break at 9:42 am.

Council Feedback on Current Research Focus

The foundation of their ideas pitched to SLPT is based on saving and keeping the Reservation lands sacred. Any ventures that they do should balance the amount of time and investment needed with the maximum amount benefit such as a smaller business idea with amount of time and energy that would go into it. They want to maximize revenue and profit that can be shared in community programs, unrestricted funds which could be used for infrastructure for elders on the reservation, programs in the community, a healthcare facility down the line. ARPA funding can be used for properties, grant writer, which will lessen the Council and staff's burden on the day-to-day to advance the tribe.

They will continue to do research and build out the final recommendations. Before they wrap it up, they want to know if there is anything else that they should consider.

They have the state ARPA applications forms. An idea is to also use this for a property manager. They like the idea of having more opportunities to hire and train people with professional and transferable skills.

There was talk during the break to create a buy-in from the membership. It was suggested that the team do a webinar for the membership as the target audience to promote the Council's focus and so membership feels they are part of process and can see the long-term vision, to help them see the long-term plan, that the long-term plan would be higher benefits for them. This will help get the membership support the explained path and why it was chosen.

When the 638 contract infringements settlement came out tribes used the money in different ways. Many tribes asked for disbursement and then after the payouts were done, there was nothing left. The government hoped that they would not disperse them, but to use the funds wisely. Council has to make the determinations for the future.

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SLPT Council meetings are always open. The Council asked the membership what they thought. The majority just wanted a payout. Whatever the Council does, it is never enough. Ms. New Moon would like to invest in the long-term, in the future.

The question was, if not in the business complex, what area should they look at for commercial properties. The Council said the Midtown area. Mainly they need to be accessible to public transportation.

Natives tend to have a poverty mindset. The Council needs the courage to think to the future and help change the mindset. It will take awhile to make profits. In the future they can help more with scholarships for higher education. They can invest in both educational and cultural life. They need to inspire the children and grandchildren to want to lead the tribal government, to give back to the tribe. Mr. Melendez feels SLPT has the opportunities to be a progressive lead in Nevada, to inspire. They can jump out in front and do what they want. The Council also says they need to think outside of the box because SLPT is not afraid and needs to do that.

Next Steps

They want to maintain the partnership even beyond November.

- Coordinate ongoing weekly meetings with Chairwoman Lone Eagle.
- Final Report meeting date will be November 8, 2023 at 3:30-5:30 pm PST/6:30-8:30 pm EST.
- Final findings document delivery: Friday, November 10, 2023 (Presentations, notes and final findings.)

The team said it was an amazing week and thanked SLPT for trusting them.

Ms. New Moon asked for copies of their photos for the calendar.

Next Meeting is the November 18, 2023 General Meeting at Summit Lake Reservation. Meet at Sparks office at 5:00 am. Pack your own lunch.

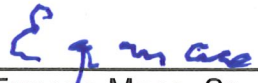
MOTION: Vice-Chairwoman Nedra Crane moved to adjourn. Secretary/Treasurer Eugene Mace, Sr. seconded the motion. Chairwoman Randi DeSoto called the vote: 4 FOR, 0 AGAINST, 0 ABSTAINED. The meeting was adjourned at 10:15 am.

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CERTIFICATION

I, **Eugene Mace, Sr.**, Secretary/Treasurer of the Summit Lake Paiute Tribal Council, hereby certify that the Minutes of the October 13, 2023 Special Council Meeting were approved by the Council during a duly held meeting November 18, 2023 at which there was a quorum present, and the Council voted: ___ - **FOR** ___ **AGAINST** ___ **ABSTAINED**. Chairwoman Randi Lone Eagle did not vote because there was not a tie vote.

11/20/2023
Date



Eugene Mace, Sr.
Secretary/Treasurer
Summit Lake Tribal Council