

OMAHA TRIBE OF NEBRASKA

Executive Officers

Jason Sheridan, Chairman
Jerome Hamilton, Vice-Chairman
Alan Harlan, Treasurer
Dustin Lovejoy, Secretary



Members

Leander Merrick
Galen Aldrich, Sr.
Calvin Harlan

RESOLUTION NO. 24-142 OF THE OMAHA TRIBE OF NEBRASKA

**RE: Purchase of Fee Simple lots for Carl T. Curtis
Health Education Center Dialysis Unit**

WHEREAS: The Omaha Tribe of Nebraska is a federally recognized Indian tribe, organized under a constitution and bylaws approved by the Secretary of Interior on April 30, 1936, pursuant to Section 16 of the Indian Reorganization Act of June 18, 1934; and

WHEREAS: pursuant to Article III, Sec.1 of the constitution of the Omaha Tribe of Nebraska, the governing body of the Omaha Tribe shall also be known as Tribal Council; and

WHEREAS: Article IV, Section 1 (c) of the Constitution of the Omaha Tribe of Nebraska provides the Omaha Tribal Council with the power to approve or veto any sale, disposition, lease or encumbrance of tribal land, interest in land or other tribal assets, which may be authorized or executed by the Secretary of the Interior, the Commissioner on Indian Affairs, or any other qualified official or agency of government, providing that no reservation lands shall ever be leased for a period exceeding the (10) years, sold, or encumbered, except for governmental purposed; and,

WHEREAS: Article IV, Section 1 (j) of the Constitution of the Omaha Tribe of Nebraska provides the Omaha Tribal Council with the power to safeguard and promote the economy and general welfare of the Omaha Tribe; and

WHEREAS: Article IV, Section 1 (p) of the Constitution of the Omaha Tribe of Nebraska provides the Omaha Tribal Council with the power to protect and preserve the property, wild life and natural resources of the Tribe; and

WHEREAS: The Omaha Tribal Council finds that it is in Tribe's best interest to purchase certain areas of private land for tribe use; and,

WHEREAS: The Omaha Tribe Realty Department, as designee of the Omaha Tribal Council, has expressed interest in purchasing for, but not limited to, agricultural use and,

WHEREAS: The proposed site is described as follows:

**LOT: 20, BLOCK: 24, ORIGINAL PLAT to the Village of Walthill,
Thurston County, Nebraska.**

WHEREAS: The Omaha tribe by and through the Carl T. Curtis Health Center Dialysis Unit has genuine interest and use for this parcel of land to the benefit of the Omaha tribe and its membership for many years to come.

WHEREAS: Carl T. Curtis Health Center Dialysis Unit made the offer of \$27,000.00 to Steven & Cindy Englehart hereinafter referred to as the seller to which it was accepted and “AS IS” Purchase Agreement has been signed.

NOW THEREFORE, BE IT RESOLVED that the Omaha Tribal Council hereby approves the Purchase of property purchased from Steven & Cindy Engelhart for \$27,000.00 for use by the Carl T. Curtis Health Education Dialysis Unit for their specific needs.

CERTIFICATION

This is to certify that the foregoing resolution was considered at a duly called meeting of the Omaha Tribal Council on the 8 day of August, 2024, and was adopted by a vote of: 4 for; 0 against; 1 abstaining; with the Chairman not voting. A quorum of 5 was present.

MEMBERS VOTE:	YES	NO	ABSTAIN
Jason Sheridan			Abstain
Jerome Hamilton			Absent
Alan Harlan			Absent
Dustin Lovejoy	X		
Leander Merrick	X		
Galen Aldrich, Sr.	X		
Calvin Harlan	X		

Submitted by:

Dustin Lovejoy
 Dustin Lovejoy, Secretary
 Omaha Tribal Council

8/8/24
 Date

Attest:

Jason Sheridan
 Jason Sheridan, Chairman
 Omaha Tribal Council

8-8-24
 Date

Acknowledged:

Nilah Solomon, B.I.A. Superintendent

Date

"AS IS" PURCHASE AGREEMENT

This PURCHASE & SALE AGREEMENT (the "Agreement") is made and entered into on May 17, 2024 ("Effective date") by and between Steven & Cindy R. Engelhart (hereinafter referred to as the "Seller") and Carl T. Curtis Health Education Center (hereinafter referred to as the "buyer").

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency for the total sum of \$27,000.00 of which is hereby acknowledged, Seller and Buyer agree as follows:

AGREEMENT TO SELL AND BUY

Upon and subject to the terms set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property described below:

PROPERTY

Seller agrees to sell, convey, assign, and transfer to Buyer, on an "AS IS" basis, and makes no warranties, either expressed or implied, unless otherwise stated herein, and Buyer agrees to purchase from Seller, on an "AS IS" basis Block 24, Lot 20, Parcel 003340026 located at 101 S Tallman St., Walthill, Ne. 68067.

CONDITIONS

Seller has 30 days to remove personal property from building. Locks to building and keys to remain at property.

The sale, conveyance, assignment, and transfer of said property shall become effective as of the date set forth above and the Seller shall deliver said property to Buyer "whereas" and in "AS IS" condition.

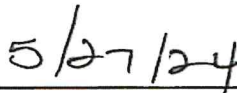
Closing to take place on or before June 28, 2024.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

ACKNOWLEDGEMENT BY BUYER



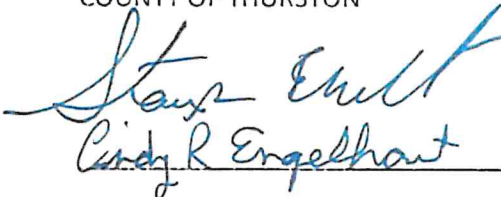
Authorized BUYER(s) Signature




Date

STATE OF NEBRASKA
COUNTY OF THURSTON

ACKNOWLEDGEMENT BY SELLER



Authorized Seller(s) Signature



Date

STATE OF NEBRASKA
COUNTY OF THURSTON



Parcel Information	
Parcel ID:	003340026
Map Number	
State Geo Code	1255-00-0-70005-024-0026
Cadastral #	3-34
Images	Photo #1 Photo #2
Current Owner:	ENGELHART, STEVEN & CINDY R 311 2ND AVE WALTHILL, NE 68067
Situs Address:	101 S TALLMAN ST WALTHILL
Tax District:	70
School District:	WALTHILL 13, 87-0013
Account Type:	Commercial
Legal Description:	BLOCK: 24 LOT: 20 ADDITION: ORIGINAL PLAT
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2024	\$6,425	\$730	\$5,695	\$0
2023	\$6,425	\$730	\$5,695	\$0

Yearly Tax Information		
Year	Amount	Levy
2023	\$183.44	2.966393

2023 Tax Levy	
Description	Rate
THURSTON CO.	0.37034900
WALTHILL 13	1.04799300
ESU 1	0.01500000
PENDER HOSPITAL DISTRICT	0.00835300
NRD PAPIO/MISS	0.03132400
VIL WALTHILL	1.35684700
FIRE WALTHILL	0.02354400
COMM COLLEGE	0.09000000
TWP OMAHA	0.02298300

Sales Information				
Sale Date	Sale Price	Book & Page	Grantor	Parcel Ids
02/28/2024	\$0.00	2024 / 00136		
02/28/2022	\$13,000.00	2024 / 00136	ENGELHART, STEVEN & CINDY R	

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Commercial	City Size:	101-799
Zoning:	Commerical	Lot Size:	<10,000 sq. ft.

Property Notes	
Date	Note

Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size
0.00	0.00	FLAT VALUE LOT	0.00 acres

Dwelling Data		
Description	Units	Value

Outbuilding Data			
Description	Units	Year Built	Cost
Lt. Commercial Utility Build.	1,080	1986	\$6,590
Conc Pavng	1,008	1986	\$425



