

# OMAHA TRIBE OF NEBRASKA

## Executive Officers

Jason Sheridan, Chairman  
Leander Merrick, Vice-Chairman  
Alan Harlan, Treasurer  
Cheyenne Robinson, Secretary



## Members

Galen Aldrich, Sr.  
Jerome Hamilton  
Dustin Lovejoy

## RESOLUTION NO. 25-77 OF THE OMAHA TRIBE OF NEBRASKA

RE: Authorization for Modification of Lease Agreement of Tribal land: **T3137**

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 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 lease certain areas of trust land for agricultural purposes; and,

WHEREAS: The Omaha Tribe Realty Department, as designee of the Omaha Tribal Council, has negotiated a lease agreement between the Omaha Tribe of Nebraska as Lessor **C O Farms by and through Octa Flores, P O Box 213, Decatur, NE, 68020** as Lessee; and,

WHEREAS: The negotiated lease agreement between the Lessor and Lessee provides for the cultivation of trust land described as follows:

**LEGAL DESCRIPTION:** Metes & Bounds (West Portion of T3137) SECTION: 30 TOWNSHIP: 25 N. RANGE: 10 East 6<sup>th</sup> P.M. Approximately eighty-three and two tenths (83.2) acres of which sixty-nine and seven tenths (69.7) acres may be cultivated for five (5) years; and,

WHEREAS: The negotiated lease agreement between the Lessor and Lessee provides the term of the lease shall be five (5) years, and be fully completed the last day of February, 2030 with payment as follows; and,

<b>PAYMENT TO:</b>	<b>DUE DATE(S)</b>	<b>AMOUNT</b>
<b>Omaha Tribe of Nebraska</b>	<b>Upon approval of lease</b>	<b>\$1,422.09</b>
<b>Omaha Tribe of Nebraska</b>	<b>March 1, 2025</b>	<b>\$23,701.50</b>
<b>Omaha Tribe of Nebraska</b>	<b>March 1, 2026</b>	<b>\$23,701.50</b>
<b>Omaha Tribe of Nebraska</b>	<b>March 1, 2027</b>	<b>\$23,701.50</b>
<b>Omaha Tribe of Nebraska</b>	<b>March 1, 2028</b>	<b>\$23,701.50</b>
<b>Omaha Tribe of Nebraska</b>	<b>March 1, 2029</b>	<b>\$23,701.50</b>

WHEREAS: In requirement of good stewardship of tribal leased lands and to ensure such activity the Omaha Tribe is requiring a bond on these tracts or \$23,701.50 (equivalent of one year highest rent) or the contingency to cash in the letter of credit to satisfy any and all unpaid rent, violation or intentional destruction of tribal lands and equipment §169.103 or the bond to be returned immediately upon satisfactory completion of lease obligations; and,

WHEREAS: A change of producer is requested as Octa Flores will not be an active producer for her own personal reasons and the new producers, Gavin Freemont & Curtis Vavra, 3520 Q Avenue, Decatur, NE, 68020, will implement the original lease #4200479272 in full to completion; and,


NOW THEREFORE, BE IT RESOLVED that the Omaha Tribal Council hereby approves the terms and provision of the attached lease modification. In addition, Gavin Freemont & Curtis Vavra, are to provide a letter of credit for this modification.

## CERTIFICATION

This is to certify that the foregoing resolution was considered at a duly called meeting of the Omaha Tribal Council on the 24 day of February, 2025, and was adopted by a vote of: 5 for; 0 against; 1 abstaining; with the Chairman not voting. A quorum of 6 was present.


Members	Yes	No	Abstain
Jason Sheridan			Abstain
Leander Merrick	X		
Alan Harlan	X		
Cheyenne Robinson	X		
Galen Aldrich, Sr.	X		
Jerome Hamilton	X		
Dustin Lovejoy			Absent

Submitted by:

  
\_\_\_\_\_  
Cheyenne Robinson, M.B.A., Secretary  
Omaha Tribal Council

2-24-25  
\_\_\_\_\_  
Date

Attest:

  
\_\_\_\_\_  
Jason Sheridan, Chairman  
Omaha Tribal Council

2-24-25  
\_\_\_\_\_  
Date

Acknowledge:

\_\_\_\_\_  
Nilah Solomon, Superintendent  
Bureau of Indian Affairs

\_\_\_\_\_  
Date

*Pursuant to authority delegated to the Assistant Secretary-Indian Affairs by 209 DM 8, to the Great Plains Regional Director by 3 IAM 4 (Release No.: 00-03) and to the Superintendents to the Great Plains Addendum 230 DM 1, to the Great Plains Regional Director by 3 IAM 4 (Release No.: 21-37), and to the Superintendents by Great Plains Region Addendum 3 IAM 4 (Release No. 0502).*

# OMAHA TRIBE OF NEBRASKA

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## Members

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Jerome Hamilton  
Dustin Lovejoy

## MODIFICATION

Administrative Fee: \$ \_\_\_\_\_

Tract(s): T3137

Tribal Administrative Fee: \$ \_\_\_\_\_

Lease No: 4200479272

It is hereby agreed by and between **THE OMAHA TRIBE OF NEBRASKA, P.O. BOX 368, MACY, NE, 68039, LESSORS**, and **C O Farms by and through Octa Flores, LESSEE** that lease No. 4200479422 with the following legal description and modified as follows:

### LEGAL DESCRIPTION – OMAHA TRIBE: T3137

Metes & Bounds (West Portion of T3137) SECTION: 30 TOWNSHIP: 25 N. RANGE: 10 East 6<sup>th</sup> P.M. Approximately eighty-three and two tenths (83.2) acres of which sixty-nine and seven tenths (69.7) acres may be cultivated for five (5) years; **WITH ANNUAL PAYMENTS OF \$23,701.50.**

**A BOND OF \$23,701.50 IS ALSO REQUIRED OF THIS LEASE.**

Change of operator(s) from C O Farms by and through Octa Flores, P O Box 213, Decatur, NE 68020 to Gavin Freemont & Curtis Vavra, 3520 Q. Avenue, Decatur, NE, 68020.

**This modification is subject to all terms and conditions set forth in the original lease.**

\_\_\_\_\_  
Gavin Freemont, LESSEE

\_\_\_\_\_  
Omaha Tribe, LESSOR

\_\_\_\_\_  
Curtis Vavra, LESSEE

**The within Modification is hereby approved and declared to be made in accordance with the rules and regulations prescribed by the Secretary of Interior thereunder, and now in force.**

\_\_\_\_\_  
Nilah Solomon, Superintendent

\_\_\_\_\_  
Date

*Pursuant to the authority delegated to the Assistant Secretary-Indian Affairs by 209 DM 8 to the Great Plains Regional Director by 3 IAM 4 (Release No.: 00-03) and to the Superintendents to the Great Plains Addendum 3 230 DM 1 to the Great Plains Regional Director by 3 IAM 4 (Release No.: 21-37) and to the Superintendents by Great Plains Addendum 3 IAM 4 (Release No.: 0502)*