



CENTRAL COUNCIL  
*Tlingit and Haida Indian Tribes of Alaska*  
Office of the President • Edward K. Thomas Building  
9097 Glacier Highway • Juneau, Alaska 99801

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Executive Council of the Central Council  
TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

Resolution EC 23-34

Title: Authorization to Enter Into Office Space Lease in Washington

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally recognized tribe with more than 35,000 citizens; and

WHEREAS, under Article X of the Tlingit & Haida Constitution, the Executive Council is the governing body of Tlingit & Haida when the Tribal Assembly is not in session; and

WHEREAS, the Tribal Assembly is not in session; and

WHEREAS, Tlingit & Haida has negotiated and intends to execute a long-term commercial Lease for office space (the “Lease”) with Northview Center SPE, LLC (“Northview”) for the property known as Suite 220, located at 20700 44th Avenue West, Lynnwood, Washington 98036 (“Suite 220”); and

WHEREAS, Suite 220 is intended to provide additional office space to Tlingit & Haida employees for the provision of programs, functions, services, and activities to Tribal citizens in the greater Seattle area; and

WHEREAS, pursuant to a Compact under Title IV of the Indian Self-Determination & Education Assistance Act (“ISDEAA”), also known as Public Law 93-638, as amended, codified at 25 U.S.C. §§ 5301 et seq., Tlingit & Haida may assume the responsibilities of the U.S. Department of Interior, Bureau of Indian Affairs’ (BIA) with respect to programs, functions, services, and activities (“PFSAs”) for the benefit of Tlingit & Haida and its compacted tribes; and

WHEREAS, Section 105(l) of the ISDEAA (25 CFR §§ 900.69-.70) provides that tribes carrying out federal functions under a self-governance compact may enter into lease agreements with the U.S. Department of Interior for facilities owned and leased by tribes to carry out PFSAs; and

WHEREAS, Suite 220 shall be used for the administration and delivery of PFSAs under the Compact; and

WHEREAS, Tlingit & Haida has determined that it would be in the Tribe’s best interest to enter into ISDEAA 105(l) leases for Suite 220; and

WHEREAS, the term of the Lease is one hundred twenty-six (126) full calendar months and will exceed \$250,000 in rental expenses, with monthly and annual rent due as follows; and

Period of Term	Annual Basic Rent	Monthly Basic Rent
Commencement Date – Month 6*	\$315,437.50*	\$26,286.46*
Months 7 –12	\$315,437.50	\$26,286.46
Months 13 –24	\$324,900.63	\$27,075.05
Months 25 –36	\$334,647.64	\$27,887.30
Months 37 –48	\$344,687.07	\$28,723.92
Months 49 –60	\$355,027.69	\$29,585.64
Months 61 –72	\$365,678.52	\$30,473.21
Months 73 –84	\$376,648.87	\$31,387.41
Months 85 –96	\$387,948.34	\$32,329.03
Months 97 –108	\$399,586.79	\$33,298.90
Months 109 –120	\$411,574.39	\$34,478.20
Months 121 – 126	\$423,921.62	\$35,326.80

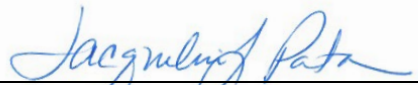
NOW THEREFORE BE IT RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby authorizes the Tlingit & Haida President, or designee, to execute the Lease and submit, negotiate, execute, and administer any and all documents, including any subsequent amendments, that are required.

ADOPTED this 17<sup>th</sup> day of April 2023, by the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska, by a vote of 6 yeas, 0 nays, 0 abstentions and 0 absences.

**CERTIFY**

  
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President Richard J. Peterson

**ATTEST**

  
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Tribal Secretary Jacqueline L. Pata