



# PEORIA TRIBE

OF INDIANS OF OKLAHOMA

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CHIEF  
Rosanna Dobbs  
SECOND CHIEF  
Paul J. Attocknie Jr.

**PEORIA TRIBE OF INDIANS OF OKLAHOMA  
BUSINESS COMMITTEE MEETING  
February 18, 2026**

**MINUTES**

**CALL TO ORDER/INVOCATION:**

Chief Rosanna Dobbs called the meeting to order, and Isabella Clifford gave the Invocation.

**DECLARATION OF QUORUM:**

Secretary Isabella Clifford declared a quorum with 6 members present.

**APPROVAL OF AGENDA:**

Jason Dollarhide requested to amend the agenda by adding line-item K-Discussion/Approval of Existing Funds for Cultural Department to Sole Source Construction Projects. Nicholas Hargrove requested to amend the agenda by adding line items L and M- Discussion/Approval of Rackensack Acquisition and Discussion/Approval of Amendment to Investment Policy. Motion was made by Jason Dollarhide and seconded by Nicholas Hargrove to approve the agenda with amendments. Motion carried unanimously.

**APPROVAL OF MINUTES:**

Nicholas Hargrove made a motion and was seconded by Kara North to approve the Minutes of the Regular Meeting, held on February 3, 2026, as presented.

**GUEST PRESENTER:**

**James Stockton:**

I have the honor to put together a proposal for the Tribe to look at alternative investments outside the banking world. We've already been doing quite a lot with the fixed accounts with insurance companies, as you know, and we are recommending and, in the process, now of liquidating one of the funds that are up now. It's in the process of being completed and sent out. The whole objective here is to have a good chunk of your money and no risk whatsoever. So, what we decided to do is stay within the state, apply to the State Guarantee Association, to choose multiple insurance companies with \$300,000 in each account for the fact that the amount that you're insured for. We went and sought out 14 different companies to get to the target of \$4.2 million, and the average yield on the minimum is about 5.25. You can see the rates vary from 5.5% down to 4.9. The one listed on the bottom is Ibexis. That's such a fantastic rate, I wouldn't want to throw it out there, but you can't take a vote on anything from that one. You can from all the others, but this one you have to take annually, just once a year, but that's a 5.6% rate, it's

SECRETARY  
Isabella Clifford

TREASURER  
Jason Dollarhide

FIRST COUNCILMAN  
Nick Hargrove

SECOND COUNCILMAN  
Kara D. North

THIRD COUNCILMAN  
Scott Myers

really an incredible rate. We generated about \$18,000 a month, you'll see, about \$270,000 a year, and over the five-year term, it's about \$1,086,000. That is contractual, that is the actual rate, there is no variable to that, that is pretty much what it takes to get there. Right now, it's kind of an opportune time. As you know, interest rates were pretty high for a while, but they're coming back down, so we can still get these rates. So, likely, within five years, when we re-approach this, we may be talking about a 4% rate. You know, it's much better what the banking world will pay, because banks can't invest in long-term investments like bonds, they have to stay within short-term Treasury rates and Fed rates, so that's how the interest rates are sitting low in the banking world. That is an example of 14 different accounts for \$300,000 in each, what that can look like. We've discussed some of these in the past. We had four we talked about in some of our meetings, we wanted to eliminate it because it was something that invested really good returns, but it was half in the U.S. and half outside of the U.S., so we decided to keep it local. From what I understand, in the U.S., type of investment is not to go outside of that global U.S. What you have in front of you, the very top of the list is Megatel Capital. It's really a bond with a huge home builder out of Dallas, Texas, that they invest in like a Lagoon community. In all the alternative worlds, you typically have to have a million dollars or greater as an individual to purchase and alternative. This one is not required. It's only \$130,000. Because it's so simple, it's really just a bond. It's a five-year bond. It actually matures on 12-31-30. It's a five-year bond, 10% paid monthly. This one just started in January, so in the first year, you get a 2% bond receipt, 12% your first 12 months. Actually, let's say we get in April, we'll get basically nine months of that interest rate of 12%, but it goes down to 10% after that. It's just the first 12 months of the claim that was offered back in January. I have more literature for you for that if you want to see additional information. The second one is when you're starting to get into the world of, I enjoy a lot, which is the alternatives that generates at least a 15% annual interest rate. That's my target for alternatives. I threw Megatel in there at 10% just because of this idea that there's hardly any interest whatsoever. These others are really not much risk because the storage capital, it's the largest real estate sector in the marketplace over the last 10 years is storage facilities. People love their stuff, and they love to put it in places. It's amazing. You may have \$5,000 worth of stuff in your garage or your house. I've got a lot of family members. I don't want to get rid of that good stuff. You put it in a storage facility. Let's say you make \$150 a month. That's \$1,800 a year. Three years, you've spent more money in storage than what your stuff is worth. We have a hard time letting go of our stuff. The whole country does. That's why this market is so huge. The buildings they build are all massive buildings. They're multi-story, very high-end. We don't see that much in Oklahoma. It's primarily Texas, eastern part of the United States. When they build one of these, they build them for other entities. They build them for large storage building constructors. When they build one, it costs about \$9 million. It's immediately worth about \$11 million when it's completed with no occupancy. Once it gets to 60% occupancy, it's worth about \$14 million. They're very valuable and we do them just to sell to others, because I don't specifically build for U-Haul or Storage Units Plus or some of those large brand names, but they build their own as well. That's what we do in our portfolio. Every year they start a new fund in January. We were actually going to be able to get into the previous year's fund closed in December. They knew when I was talking to the guys about a larger ticket, they said, hey, we're going to open up in December. When we just closed, that was you already

had a fund that everything is built. You don't have to go to the building contest. Really that cuts it down from about four-year term to about a three-year term. What's nice is you get back 10% monthly pay, and you get another 5% exist. When they sell the buildings or they buy it back from us, we get another 5%. It's really over a three-year period; it's about 45% return. That's kind of the threshold I like in alternatives, 15% return. Gentry Mills Capital, the third one here. I've done business with them. Their niche is hotel business. They'll buy hotels right on the airport, right in the courtyard of my area, Dallas-Fort Worth. If anyone's ever heard of Granbury, Texas, they have the only hotel on the water there. It's connected to the convention center. They bought that at \$21 million and the price was \$27 million. They'll ultimately get the tenants up, the occupancy up, and they will sell it in about three to five years, and they will make a nice income from that. We're not investing in that. That is just their niche. They ran into a nice deal, partnered with another group in an office building that went. They had to sell it. They couldn't sell it. They couldn't get out. They helped them. They bought it at a pretty low rate. People can participate in that. That fund just closed. This one we're talking about is called Urban Towers in Las Vegas, Texas. The more I find out about this; they haven't even closed them yet. Then they'll take at least two months, probably about two and a half months before we can offer this deal. The previous one they did, I thought I'd never seen a better investment, and this was by far the best investment I've ever seen in my life. If you think about a building, it's 850,000 square feet, occupied at 68% right now. The reason why it's not more occupied than that, in Texas it's hot, real estate, especially high-end class of real estate is hot. All these oil and gas engineers, TPA firms, all these people want these really nice buildings, and they're willing to pay a nice lease for it. But when you went to this building and you said, we want to lease space. We want 25,000 square feet. It's going to cost a million and a half to do the build out. When you lease a new building, you've got to build it out. It costs a lot of money and typically the owner of the property pays for that build-out and it includes a lease, a seven-year lease. You spread it out for seven years. They didn't have any money to do it. So, they turned away tenants because they didn't have any money to do the build outs and ultimately the owner lost the deal to the bank. Now the bank owns this building and they don't like debit. They don't own the property. They approached Billy Glass, the owner of Gentry Mills, and said "are you interested in this? They worked out a deal to build this building in a deal of \$500 square feet. They bought it at \$75 square feet. Class A building with two beautiful parking garages, massive parking garages. They have a tax roll value of \$127 million. It's actually worth more than that. They paid \$61 million for this thing. There's a huge upside potential here. If I were to get invested in something that has that much equity in it, you buy it so cheap, it's like buying a building here in downtown Atlanta, you think, that thing's worth \$500,000 but if I can buy it for \$175,000, it is comparable to that kind of deal, You are not going to lose money. In fact, buying it at the level they bought it at actually has so much income coming in for it that you automatically get 10% of your return by holding that asset. You hold it for about 18 months, the tenants increase, the tenant occupancy increases, they refinance the building, they give us all our money back. All your principal and all your investment come back to you. The beautiful thing is you maintain your ownership. You get all your money back, you earn 10% return at that point, pay you monthly, we get all our money back, but we get to retain ownership. That cash flow will start continuing to go up and up as the tenants go up. In about three, four years or so they look at selling the building. Now it is 85%

occupied. We will probably sell it for \$130,000, \$150,000. We are going to pay 60 more million. There's a lot of potential upsides there. Honestly, I think if you are going to own that business like that way in excess of three or four years you are going to own your money in five years or less. The beautiful thing is after 10 months or so say 24 on the worst-case scenario, 18 months, you get all your money back. You have it, we can re-invest that, they can start making money while this one is still maintaining it. Highly unusual. I've never seen a deal like this before until the one I just, it was a very small offering before, it was \$12 million. I got \$2 million out of that at one time. That is \$50,000, \$100,000, \$200,000 on tickets here and there. This one, I mean, is a \$25 million offering. They are keeping the majority of it themselves. If I were going to pick two out of these three, I'd pick the storage units and the Gentry Mills. Megatel is good but I think they're much better than Megatel. That is 10% easier than 15% and Gentry Mills is going to be crazy.

### **UNFINISHED BUSINESS:**

#### **NEW BUSINESS:**

**Discussion/Approval of Tuition Policy:** Motion was made by Kara North and seconded by Paul J. Attocknie Jr. to approve Tuition Policy as presented. Motion passed.

**Discussion/Approval of Tuition Procedure:** Motion was made by Kara North and seconded by Paul J. Attocknie Jr. to approve Tuition Procedure as presented. Motion passed.

**Discussion/Approval of Revision to Tribal Administrator Vacancy Policy:** Motion was made by Kara North and seconded by Paul J. Attocknie Jr. to approve Tribal Administrator Vacancy Policy as presented. Motion passed with 4 for and 2 opposed, Jason Dollarhide and Scott Myers.

**Discussion/Approval of FSA Contract:** Motion was made by Kara North and seconded by Scott Myers to approve table FSA Contract and would like FSA to present to the Business Committee. Motion passed.

**Discussion/Approval of Stockton Financial Investments:** Motion was made by Scott Myers and seconded by Nicholas Hargrove to approve the fixed rate accounts as presented and review the alternative investments. Motion passed.

**Discussion/Approval of Legislation for Annual General Council:** Motion was made by Nicholas Hargrove and seconded by Isabella Clifford to approve A Grievance Ordinance, An Ordinance Governing the Duties, Powers, and Limits of the Chief, and Resolution which Obliges the Business Committee to Enact a 5-Year Strategic Plan Every 5 Years to be placed on the General Council Agenda for March 7, 2026. Motion passed with 5 for and 1 opposed, Scott Myers.

**Resolution R-02-18-26-A, "Resolution Authorizing Submittal of Application to the Museums for America Grant Program":** Motion was made by Scott Myers and seconded by Kara North to approve R-02-18-26-A. Motion passed.

**Resolution R-02-18-26-B, "Resolution Authorizing Submittal of Application to the Native American Basic Grants Program":** Motion was made by Scott Myers and seconded by Kara North to approve R-02-18-26-B. Motion passed.

**Resolution R-02-18-26-C, "Resolution Authorizing Submittal of Application to the Native American/Native Hawaiian Museum Services Grant":** Motion was made by Scott Myers and seconded by Kara North to approve R-02-18-26-C. Motion passed.

**Discussion/Approval of Future Town Halls:** Motion was made by Nicholas Hargrove and seconded by Jason Dollarhide to tentatively approve 3 Town Halls every year. Motion passed.

**Discussion/Approval of Existing Funds for Cultural Department to Sole Source Construction Projects:** Motion was made by Paul J. Attocknie Jr. and seconded by Jason Dollarhide to approve Up to \$150,000 from the Cultural budget to Sole Source to McDugle's Flooring and Construction for projects. Motion passed.

**Discussion/Approval of Rackensack Acquisition:** Motion was made by Nicholas Hargrove and seconded by Paul J. Attocknie Jr. to approve accept the terms of \$150,000 down. Motion passed with 5 for and 1 oppose, Scott Meyers.

**Discussion/Approval of Amendment to Investment Policy:** Item dies for lack of a motion.

**PUBLIC COMMENTS:**

(Each speaker is limited to three (3) minutes)

*Citizen Tosan Wesley Farless:*

Hello, all my relatives, Hello, everybody. Happy Peoria New Year. That is today. It is a wonderful, beautiful day. You got your calendars in the mail. Everybody should received one by now. Make sure you put them on display in your room. I've got some extra ones back there. You will want to hear it once again and if you need any, contact me. Tosan, you're Language Specialist over at CRC. I would love to have anybody come in and talk about this and have some beautiful conversations with Second Chief PJ on it and some other people. Really lovely information. I enjoyed that. It made my day. Thank you very much. The other thing I wanted to say is whenever you receive it, read that first inside page. It's got a huge amount of beautiful cultural information. How to read everything for all of that. One quick note for those of you that may possibly be new to it or the citizen. The top left-hand corner number is our Peoria Day. The numbers below that in the bottom left-hand corner is the Gregorian for your regular calendar that you might get at Walmart or Bank. There is solar calendars people like to call as well. Anybody

got any questions or want any of these? I've got some of these. Come get some more and I'll give them to you. I've got to thank my classmate today. We've got several more over at the CRC, so stop by. Love to talk with everyone about it.

Citizen Jonny Skye:

Hello, everyone my relatives. I wrote a statement because I tend to go over and respect the rules. I feel really tired right now, honestly. It's been a really long meeting. So, while I may have been more animated a couple hours ago, I'm just going to probably read this. I'm still new here and I'm still learning and I'm still concerned about the grievance process. The lack of substance of the grievance, what appears to be an impossible impartiality by its Chair, and the fact that a Special General Council was called two weeks before our Annual Meeting, when few people will be able to attend. It is suspect that both meetings are not happening on the same day, when participation would be at its highest, and as such, gives me concern. I do believe that people who signed on to this grievance did out of the interest of tribal health. Yet I do not believe that this process has been healthy, ethical, or let with good intention and then I went into a little Constitution worm hole. I see in the Constitution the Election Ordinance. Sorry. In the Constitution Section 7 of the Election Article, it describes what needs to be involved in an Election Ordinance. It says, the Election Ordinance shall provide for filing procedures, secret balloting, majority election, tie votes, and absentee balloting. It says it in the Constitution. I didn't realize that. I was surprised. So, why doesn't our Election Ordinance provide for absentee balloting, when it's clearly called out for in the Constitution? The Constitution is 29 years old and that means for 29 years, a very small percentage of the Tribe have made decisions for everyone. Under the meeting section of the Constitution, it states that a quorum for a General Council is 25 citizens. With today's enrollment numbers, that is merely 1% of voting-age Tribal citizens. So, if I'm not mistaken, that means at a General Council meeting or a Special General Council meeting, 1% of the Tribe can motion for action and vote on behalf of 99%. Both of these examples illustrate for me that there's an issue with the fidelity to the Constitution, meaning following it, as well as relevance of the Constitution, given its age and I just wanted to make a little, just animate that a little bit. Twenty-nine years old, 1997. What happens since 1997? We built a golf course, a casino, a hotel, buy some corn, cows, greenhouses, fish, muscles, mental health education, recovery services, housing, wood and metal fabrication. Oh, and since 1997, we've got internet, emails, cell phones, Zoom meetings, and our tribal population has quadrupled and, of those, 90% of them live elsewhere. Clearly, we need a constitutional review, not just ordinances, but a whole idea of like, how are we governing, what is the Tribe doing, and an update. But it's not just about updating a document, which is a big, long process and should involve everybody, but it's about kind of reconnecting to a set of values and constitutional rules that enable all Tribal citizens to participate and I just wanted to end by saying thank you to those people who got the Tribe reinstated in 1978, and everybody in this room all the relatives who have, and today, sitting here today who continue to keep this Tribe alive and active. Because for whatever consternation and whatever conflict there might be, we wouldn't be able to have this engagement had it not been for the people who stayed in Ottawa County. So, no disrespect, but I just want to make clear that all honors to the people who stayed. I do believe, though that now it

is time to shift focus to all Tribe members, their self-defined needs, and the threads that bind us all together, regardless of where we live.

**EXECUTIVE SESSION:**

**Discussion/Approval of Wage Change Recommendations:** Motion was made by Nicholas Hargrove and seconded by Jason Dollarhide for personnel issues. Motion passed.

**Discussion/Approval of Land Acquisition:** No motion was made.

**Discussion/Approval of Legal Updates:** No motion was made.

**Discussion/Approval of Proprietary Information:** No motion was made.

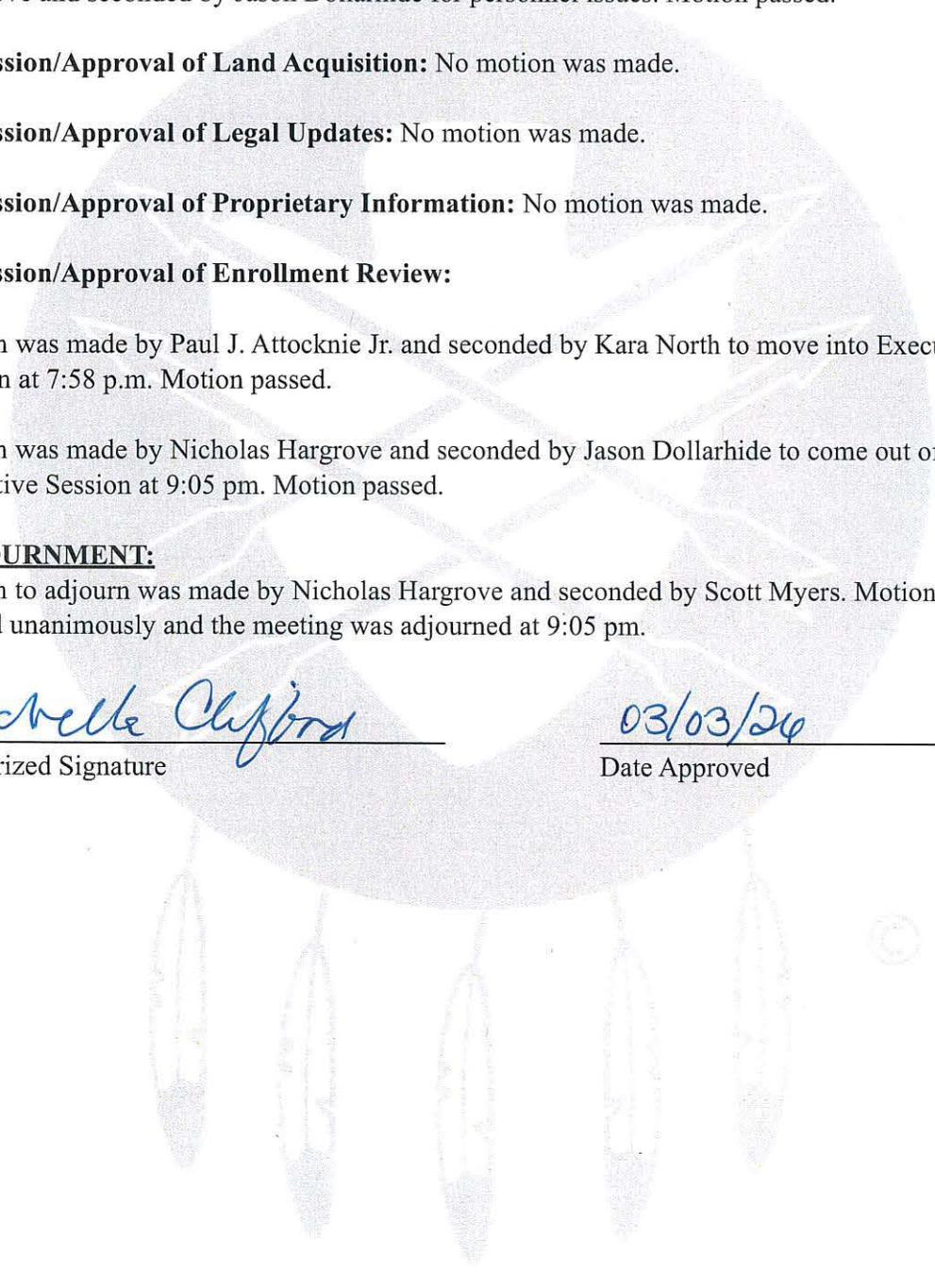
**Discussion/Approval of Enrollment Review:**

Motion was made by Paul J. Attocknie Jr. and seconded by Kara North to move into Executive Session at 7:58 p.m. Motion passed.

Motion was made by Nicholas Hargrove and seconded by Jason Dollarhide to come out of Executive Session at 9:05 pm. Motion passed.

**ADJOURNMENT:**

Motion to adjourn was made by Nicholas Hargrove and seconded by Scott Myers. Motion carried unanimously and the meeting was adjourned at 9:05 pm.

  
*Shabelle Clifford*

Authorized Signature

*03/03/20*

Date Approved



Aya eeweemilakakoki, Honorable Tribal Council Members,

I hope I included everyone in the Business Committee, but if I missed anyone or typed a name incorrectly in the email address, please accept my apologies. If I did miss a Business Committee member, please forward my email to them.

I am writing as a concerned member of the Peoria Tribe of Indians of Oklahoma to submit this formal grievance regarding the conduct of attorney Charles Tripp at the February 21 Special Meeting. I take this step seriously and with deep respect for our Tribe, our governance, and the integrity of our meetings and legal proceedings.

During the February 21 Special Meeting, Mr. Tripp used inflammatory and wholly inappropriate language, including comparing our duly elected tribal officials to Timothy McVeigh, a domestic terrorist responsible for the deaths of 168 people. This comparison is not only deeply offensive, it is an unconscionable attack on the character of leaders chosen by our membership. Such rhetoric has no place in a professional legal setting or council meeting and serves only to inflame tensions and undermine trust within our community.

Additionally, Mr. Tripp made statements that appeared to impugn the competence of our tribally retained attorneys, KTS. Publicly disparaging other legal professionals engaged by the Tribe is unprofessional and potentially harmful to our legal interests. It raises serious questions about Mr. Tripp's motivations and ability to see to the needs of our Grievance Committee in an impartial manner.

I must also share that I was deeply embarrassed for our People after witnessing tribal members yelling and screaming at the Business Committee and our attorney during the meeting. This kind of conduct, which I believe was inflamed by something that must be going on behind the scenes, is beneath the dignity of our Tribe and is not and should not be reflective of who we are as a people. I believe that, even when upset, we must be willing to hear with our ears. I have never found a mouth to be a proper listening device. Instead, the mouth, especially when angry, usually closes the ears. I do hope that each of you has been able to find some peace after Saturday and are taking care of yourselves. You are each needed in our Tribe.

I want to be transparent about a significant concern. I do not feel comfortable submitting this grievance through the standard internal process because, based on the behavior I witnessed, I believe the Grievance Committee will not be able to handle it fairly and impartially. I am not making this statement lightly. However, given what I observed at the February 21st meeting, I cannot be confident that a grievance about Mr. Tripp would be processed without undue influence. I saw Mr. Tripp and members of the Grievance committee act and use language that was biased, inflammatory, and contained hostility toward our elected leadership

As a tribal member who lives outside the Miami area and cannot easily afford to attend meetings in person, I ask that the Business Committee and possibly the General Council take the following steps:

First, conduct a formal review of Mr. Tripp's conduct at the February 21 Special Meeting, including a review of any recording or notes taken. Second, assess whether it is in the Tribe's best interest to continue engaging Mr. Tripp, given his demonstrated bias against our elected officials. Third, ensure that KTS and our elected leadership, yourselves, are formally acknowledged for the inappropriate statements made against them. Fourth, establish or clarify a grievance pathway that is accessible and impartial for tribal members who live outside the immediate area. For this fourth step, the election process may need to be reviewed and updated to allow for the active inclusion of tribal members living outside Oklahoma.

I love our Tribe, and I am writing because I care about protecting our leadership, our legal standing, and the dignity of our people. I respectfully ask that this letter be entered into the official record and that I receive a written response.

We can certainly grow as a tribe, but only if we learn to work together, to listen to one another, to enter into council with open hearts and minds, and to hold one another in respect. I know in my heart that we can reach that place, but it will clearly take work. Our grandparents are watching. Together, let's make them proud.

Mihši neewe,

Sherry Steele

Daughter of Judith Skye-Steele, Granddaughter of George Eri Skye, Great-granddaughter of Jessie Skye, whose father was George Washington Skye