

Service Agreement Between Oneida Tribe of Indians of Wisconsin and City of Green Bay

- Signed 3-9-09**

- 15 year term, expires 12-31-24**

- Contains provisions for amending, termination and dispute resolution**

Elements of the Service Agreement

- “Tribal Land” = “Tribal Fee Land” and “Tribal Trust Land”
- City agrees to remove Storm Water Management charges from utility bills on Tribal Land, and Tribe agrees to a voluntary payment of that amount less a credit for Tribe-provided SWM services
- Tribe agrees to pay for street improvements benefitting Tribal Land
- Tribe agrees to \$40K annual payment toward WLS budget
- The parties agree that Tribal zoning, building, nuisance and land use regulations will apply to Tribal Land and to Tribal members on the reservation -- even if not on Tribal Land. City of Green Bay regulations and enforcement will not apply to these circumstances. Tribe agrees to enact regulations “at least as stringent” as the City’s.

Elements of the Service Agreement

- City agrees it will not oppose Tribal applications to move Fee Land into Trust status.
- Tribe agrees, for Trust Land, to pay for services provided by the City. That payment is equal to the City property tax payment which would apply to that land if it were not tax exempt, less agreed upon credits to recognize the value of services provided by the Tribe.

$$\frac{(V \times TR)}{TL} \times PC = CGS$$

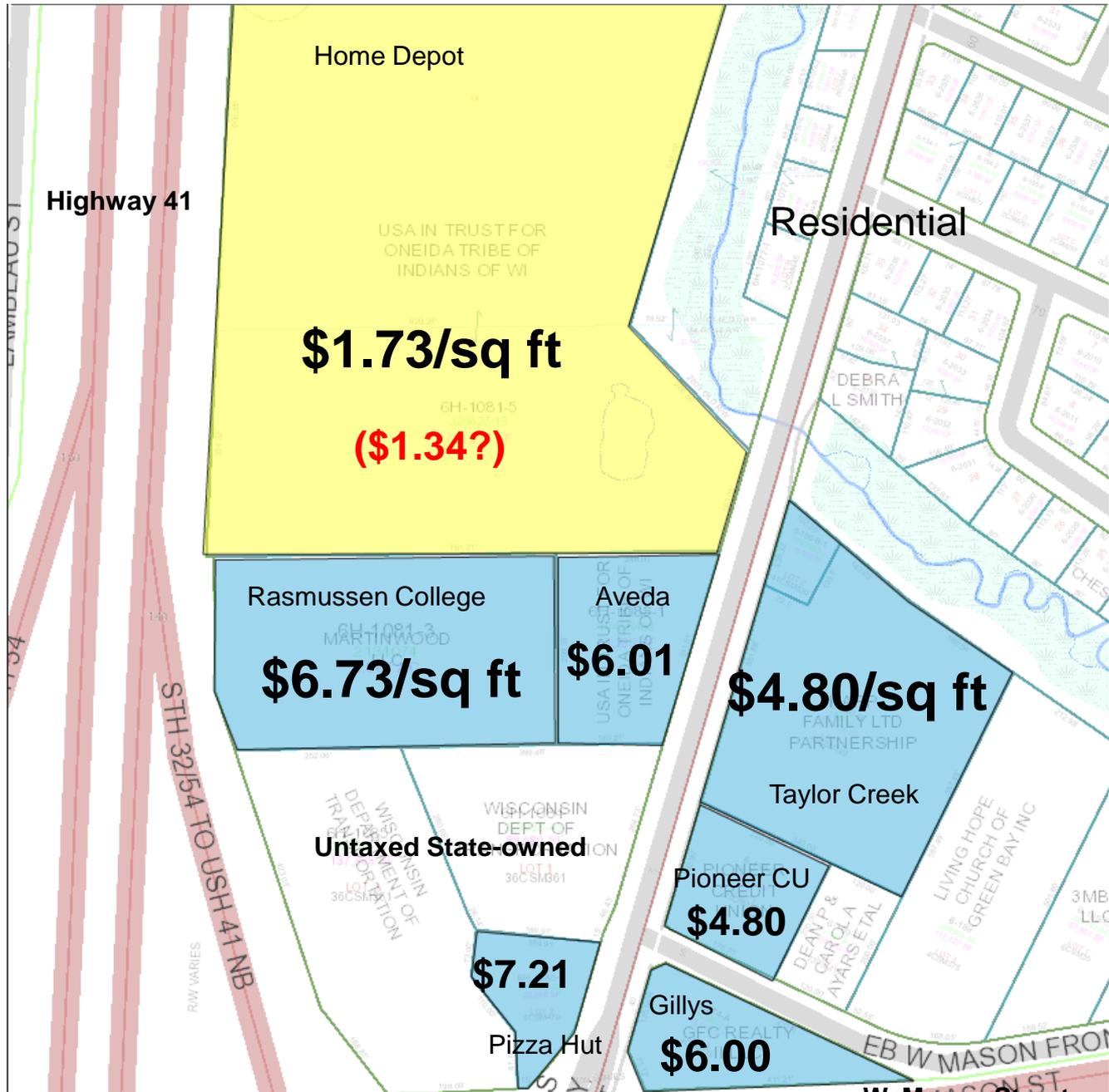
V = value of trust land subject to the agreement

TR = city's tax rate

TL = total city tax levy

PC = percentage credit reflecting services provided by Tribe

CGS = cost of government services (payment)



**Commercial Property
on Tribal Trust Land**

**Commercial Property
on 2012 Taxed Land**

Highway 41

Home Depot

USA IN TRUST FOR
ONEIDA TRIBE OF
INDIANS OF WI

\$1.73/sq ft
(\$1.34?)

Residential

DEBRA
L SMITH

Rasmussen College

\$6.73/sq ft

Aveda

\$6.01

\$4.80/sq ft

Taylor Creek

Untaxed State-owned

Pioneer CU
\$4.80

\$7.21

Gillys
\$6.00

Pizza Hut

W. Mason Street

STH 32/54 TO USH 41 NB

R/W VARIES

EB W MASON FROM

Commercial Property
on Tribal Trust Land

Commercial Property
on 2012 Taxed Land



Fifteen commercial business properties assessed at an average of \$6.29 with a high of \$9.78 and a low of \$4.84

Questions:

- **What is the basis for the land values in Attachment A, and why did the City agree to them? Why has there been no annual meeting to discuss and update Attachment A?**
- **If the land values do not reflect the market, how do we remedy the situation?**