

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: _0105-22_

SPONSOR: Wilson C. Stewart, Jr.

TITLE: An Action Relating to Resources and Development; Approving the Assignment of Business Site Lease No. FD-01-202 from Doug Adams DBA Sandia Oil Company, Inc., Alberta Mason DBA MedicineChild, LLC, to Continue the Operation of the Chi'hootso Indian Marketplace in Window Rock, Navajo Nation (Arizona)

Date posted: June 23, 2022 at 7:01PM

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Executive Director
Office of Legislative Services
P.O. Box 3390
Window Rock, AZ 86515
(928) 871-7586

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LEGISLATIVE SUMMARY SHEET

Tracking No. 0105-22

DATE: June 23, 2022

TITLE OF RESOLUTION: PROPOSED STANDING COMMITTEE RESOLUTION; AN ACTION RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE ASSIGNMENT OF BUSINESS SITE LEASE NO. FD-01-202 FROM DOUG ADAMS DBA SANDIA OIL COMPANY, INC., TO ALBERTA MASON DBA MEDICINECHILD, LLC, TO CONTINUE THE OPERATION OF THE CHI'HOOTSO INDIAN MARKETPLACE IN WINDOW ROCK, NAVAJO NATION (ARIZONA)

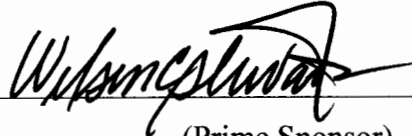
PURPOSE: The purpose of the resolution is to approve the assignment of Lease No. FD-01-202 from Doug Adams, dba, Sandia Oil Company, Inc, to Alberta Mason, dba, MedicineChild LLC.

This written summary does not address recommended amendments as may be provided by the standing committees. The Office of Legislative Counsel requests each Council Delegate to review each proposed resolution in detail.

5-DAY BILL HOLD PERIOD: Johnson
Website Posting Time/Date: _____
Posting End Date: 06-28-22
Eligible for Action: 06-29-22

1 PROPOSED STANDING COMMITTEE RESOLUTION
2 24th NAVAJO NATION COUNCIL – Fourth Year, 2022

3
4 INTRODUCED BY

5 
6 _____
7 (Prime Sponsor)

8
9 TRACKING NO. 0105-22

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11 AN ACTION
12 RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE
13 ASSIGNMENT OF BUSINESS SITE LEASE NO. FD-01-202 FROM DOUG ADAMS
14 DBA SANDIA OIL COMPANY, INC., TO ALBERTA MASON DBA
15 MEDICINECHILD, LLC, TO CONTINUE THE OPERATION OF THE
16 CHI'HOOTSO INDIAN MARKETPLACE IN WINDOW ROCK, NAVAJO NATION
17 (ARIZONA)

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19 **BE IT ENACTED:**

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21 **SECTION ONE. AUTHORITY**

- 22 A. Pursuant to 2 N.N.C. § 500, the Resources and Development Committee is hereby
23 established as a standing committee of the Navajo Nation Council.
24 B. Pursuant to 2 N.N.C. Section §501 (B)(2), The Resources and Development Committee
25 of the Navajo Nation Council has the authority to grant final approval for all land
26 withdrawals, non-mineral leases, permits, licenses, rights-of-way, surface easements and
27 bonding requirements on Navajo Nation lands and unrestricted (fee) land. This authority
28 shall include subleases, modifications, assignments, leasehold encumbrances, transfers,
29 renewals, and terminations.

30 **SECTION TWO. FINDINGS**

- 1 A. The Fort Defiance Regional Business Development Office, Executive Summary, states:
2 “Doug Adams, dba, Sandia Oil Company, Inc, (Seller) is making a request for a Lease
3 Assignment to Alberta Mason, dba, MedicineChild, [LLC]. to continue the operation the
4 Chi’hootso Indian Marketplace in Window Rock, Arizona. The business is located in the
5 northwest corner of junction State Route #264 and N12. The acreage being used is 6.19
6 acres. ... Currently, there is a Gas Station, a Marketplace, a Flea Market, and a Car Wash
7 business operation on the premises of the Chi’hootso Indian Marketplace. The reason for
8 the Lease Assignment is that Mr. Adams expressed his wish to retire as the President of
9 the Sandia Oil Company, Inc. By letter dated March 31, 2022, the Asset Purchase and
10 Sale Agreement has been executed between the parties and are seeking Lease Assignment
11 approval from the Navajo Nation, Lessor, and U.S. Department of Interior, Bureau of
12 Indian Affairs. ...” The Executive Summary and the Letter of Intent to Purchase dated
13 January 28, 2022 are attached as **Exhibit 2**,
- 14 B. Lease Number FD-01-202, LEASE made and entered into between the Navajo Nation
15 and Sandia Oil Company, Inc., dated May 25, 2001 is attached hereto as **Exhibit 3**.
- 16 C. The Navajo Nation Corporation Code, Certificate of Good Standing for Sandia Oil
17 Company, Inc., and MedicineChild, LLC and State of Arizona and State of New Mexico
18 incorporation documents are attached as **Exhibit 4**.
- 19 D. The Fort Defiance Regional Business Development Office letter to the Resources and
20 Development Committee dated June 21, 2022 is attached as **Exhibit 5**. The letter states
21 “Time is of the essence due to the fact that the financial transaction between the
22 businesses is due July 01, 2022; therefore our office is requesting expeditiously address
23 and approve the transfer of the lease without delay.”
- 24 E. The Executive Official Review Document No. 018509 is attached as **Exhibit 6**.
- 25 F. The Assignment of Lease No. FD-01-202 from Doug Adams, dba, Sandia Oil Company,
26 Inc, to Alberta Mason, dba, MedicineChild, LLC attached hereto as **Exhibit 1**.

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28 **SECTION THREE. APPROVAL OF ASSIGNMENT**

- 29 A. The Resources and Development Committee of the Navajo Nation Council hereby
30 approves the assignment of Lease No. FD-01-202 from Doug Adams, dba, Sandia Oil

1 Company, Inc, to Alberta Mason, dba, MedicineChild LLC. The Assignment of Lease
2 Number FD-01-202 is attached hereto as **Exhibit 1**.

- 3 B. The Resources and Development Committee of the Navajo Nation Council hereby
4 authorizes the President of the Navajo Nation to execute any and all documents necessary
5 to affect the intent and purpose of this resolution.
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