

THE NAVAJO NATION  
LEGISLATIVE BRANCH  
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: \_0043-23\_

SPONSOR: Shawna Ann Claw

**TITLE: An Action Relating to Resources and Development; Approving the Assignment of Business Site Lease No. CH-97-104 from Lessee Sybil Y. Baldwin to Walter Baldwin**

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**LEGISLATIVE SUMMARY SHEET**

**Tracking No.** 0043-23

**DATE:** March 23, 2023

**TITLE OF RESOLUTION:** PROPOSED STANDING COMMITTEE RESOLUTION; AN ACTION RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE ASSIGNMENT OF BUSINESS SITE LEASE NO. CH-97-104 FROM LESSEE SYBIL Y. BALDWIN TO WALTER BALDWIN

**PURPOSE:** The purpose of the resolution is to approve the assignment of the Business Site Lease No. CH-97-104 to Walter Baldwin.

**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.**

1 PROPOSED STANDING COMMITTEE RESOLUTION  
2 25<sup>th</sup> NAVAJO NATION COUNCIL -- First Year, 2023

3 INTRODUCED BY

4 

5 \_\_\_\_\_  
6 (Prime Sponsor)

  
OTTO ISO

7  
8 TRACKING NO. 0043-23

9 AN ACTION

10 RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE  
11 ASSIGNMENT OF BUSINESS SITE LEASE NO. CH-97-104  
12 FROM LESSEE SYBIL Y. BALDWIN TO WALTER BALDWIN  
13

14 BE IT ENACTED:

15 **Section One. Authority**

- 16 A. Pursuant to 2 N.N.C. §§ 500, the Resources and Development Committee is hereby
- 17 established as a standing committee of the Navajo Nation Council.
- 18 B. Pursuant to 2 N.N.C. §501 (B)(2)(a), the Resources and Development Committee
- 19 grants final approval for all non-mineral leases including modifications and
- 20 assignments.

21  
22 **Section Two. Findings**

- 23 A. Walter Baldwin has requested an assignment of Business Lease No. CH-97-104.
- 24 ASSIGNMENT OF BUSINESS SITE LEASE, NAVAJO NATION LEASE CH-97-
- 25 104 NAVAJO NATION is attached as **Exhibit 1**.
- 26 B. Lease Number CH-97-104 dated 1995 is attached as **Exhibit 2**.
- 27 C. The Regional Business Development Office Executive Summary states that "Business
- 28 Site Lease No. CH-97-104 ... was approved by the United States Department of
- 29 Interior, Bureau of Indian Affairs on April 03, 1997 for a term of fifty (50) years for
- 30 the purpose of, Tract I, Full Service Motel/Hotel Operation and, Tract II,

1 CONVENIENCE STORE, SERVICE STATION, TOWING SERVICE, and OFFICE  
2 SPACE. Lessee Sybil Y. Baldwin deceased in November of 2002.” The Regional  
3 Business Development Office Executive Summary is attached as **Exhibit 3**.

4 D. The Family Court of the Navajo Nation issued, CH-FC-448-01 ORDER TO  
5 TRANSFER BUSINESS SITE LEASE, which transferred the lease to Walter Baldwin  
6 and his brothers. CH-FC-448-01 is attached as **Exhibit 4**.

7 E. The Executive Official Review Document No. 019925 is attached as **Exhibit 5** and  
8 includes reviews by the Division of Economic Development, the Office of the  
9 Controller, and the Office of the Attorney General in which each office found the  
10 review “Sufficient.”

11  
12 **Section Three. Approval of Assignment**

13 A. The Navajo Nation hereby approves the assignment of the Lease No. CH-97-104 to  
14 Walter Baldwin. The ASSIGNMENT OF BUSINESS SITE LEASE, NAVAJO  
15 NATION LEASE CH-97-104 NAVAJO NATION is attached hereto as **Exhibit 1**.

16 B. The Resources and Development Committee of the Navajo Nation Council hereby  
17 authorizes the President of the Navajo Nation to execute any and all documents  
18 necessary to affect the intent and purpose of this resolution.