



**Little River Band of Ottawa Indians**  
2608 Government Center Drive  
Manistee, MI 49660

**Resolution # 22-0209-018**

#4 Limited Scope Investigation LRH-LLC Property Sales 10/28/21

WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Aníshinaábek* (Little River Band of Ottawa Indians) as a sovereign and Treaty-making power is confirmed in numerous treaties, from agreements with the initial colonial powers on this land, to various treaties with the United States; and

WHEREAS, the Little River Band of Ottawa Indians (Tribe) is descended from, and is the political successor to, the Grand River Ottawa Bands, signatories of the 1836 Treaty of Washington (7 Stat. 491) with the United States, as reaffirmed by federal law in P.L. 103-324, enacted in 1994; and

WHEREAS, the Tribe adopted a new Constitution, pursuant to a vote of the membership on May 27, 1998, which Constitution became effective upon its approval by the Assistant Secretary-Indian Affairs on July 10, 1998; and

WHEREAS, the Tribe adopted amendments to the Constitution on April 26, 2004, which became effective upon approval by the Assistant Secretary-Indian Affairs on May 13, 2004; and

WHEREAS, the Tribe adopted amendments to the Constitution on July 11, 2016 which became effective upon approval by the Assistant Secretary-Indian Affairs on August 24, 2016; and

WHEREAS, the Tribal Council adopted, in accordance with Article IV, Section 7(a) of the Constitution, and the Government Business and Accounting Act of 2010 which identifies the need for investigations; and

WHEREAS, the Comptroller General has performed Limited Scope Investigations as requested by Tribal Council.

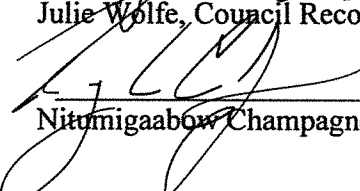
WHEREAS, the Comptroller General has prepared and presented the Limited Scope Investigation and supporting documents to the Tribal Council on October 28<sup>th</sup> of 2021.

NOW THEREFORE IT IS RESOLVED THAT the Tribal Council of the Little River Band of Ottawa Indians hereby accepts the #4 Limited Scope Investigation LRH-LLC Property Sales 10/28/21 dated October 28, 2021 and authorizes their dissemination to individuals as deemed appropriate by the Tribal Council.

**CERTIFICATE OF ADOPTION**

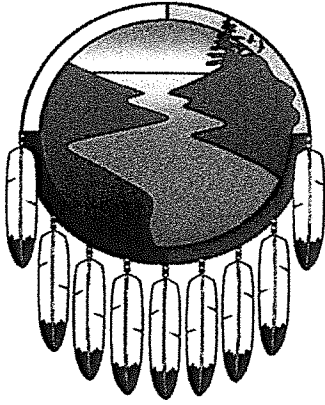
I do hereby certify that the foregoing resolution was duly presented and adopted by the Tribal Council with 6 FOR, 0 AGAINST, 1 ABSTAINING, and 2 ABSENT at a Regular Tribal Council Meeting of the Little River Band of Ottawa Indians Tribal Council held on February 9, 2022, via ZOOM, and the Little River Band of Ottawa Indians Government Center, with quorum being present for such vote.

  
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Julie Wolfe, Council Recorder

  
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Nitumigaabow Champagne, Council Speaker

Attest:

Distribution: Council Records  
Tribal Ogema  
Tribal Court



**Office of Business and Accounting**

2608 Governmental Center Drive

Manistee, MI. 49660

Phone: 906 398 6837

# Little River Band of Ottawa Indians

Limited Scope investigation to review identify property sold by the Little River Holding – LLC.

Investigation performed by Bradley R Pringle, Comptroller General

## ***Objective/Description***

Review Property reports and other Tribal Documents to determine what properties our Economic Development Branch, Little River Holdings-LLC (LRH-LLC), has sold.

## ***Investigation Scope***

Auditor will review 2017 & 2020 LRBOI Tribal Property map book, as well as the LRBOI Property Transfer Records from LRBOI Accounting Department. Auditor will review Resolution to determine if sale of property was approved by Council Resolution. Auditor will review Manistee GIS records for sale information. Auditor will request records from LRH-LLC.

## ***Findings***

Reviewed the LRBOI Tribal Property Map Books, property transfer records from Accounting and Manistee County GIS records. From these four sources, I was able to identify ten properties that have been sold/land contract/exchanged by LRH-LLC.

375 River St (Bank Building)	April 2000, Paid \$625,000, August 2000, Renovation Costs \$520,000 6/28/19 Sale price was \$605,000, LRH-LLC received \$560,340
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1762 US31 South	8/1/97, Paid \$525,000 for all 3 Parcels,
1780 US32 South	8/11/20, Exchanged these three properties and \$325,000 for
1828 US31 South	295 River St.

133 Mckee St	7/24/14, Paid \$48,000	6/27/18, Sold \$39,000
909 Davis St	3/01/00, Paid \$48,000	12/18/19, Sold \$37,671
290 4 <sup>th</sup> Ave	4/03/14 Paid \$84,900	9/29/20, Land Contracted for \$89,900
230 Ninth St	3/01/00, Paid \$61,900	9/29/20, Land Contracted for \$69,900
1311 Vine St	8/22/13, Paid \$55,555	9/29/20, Land Contracted for \$51,800
513 Ramsdale St	4/03/14, Paid \$74,900	9/29/20, Land Contracted for \$60,000

The LRBOI Tribal Property Map Book shows that Little River Holdings –LLC operating/managing many properties. All above properties are list in the 2020 Property Map Book as being operated by LRH-LLC.

Auditor located Resolution 18-0124-024, which transferred 230 Ninth from Government Operations to Little River Holdings-LLC.

Auditor also located Resolution 17-1115-397, which transferred the above remaining properties from Government to Little River Holding-LLC.

The Auditor reviewed 2018 thru 2021 Tribal Resolutions and I could not find any Council Resolution to approve the sale of the above properties.

I did located Resolution 16-0511-136 that allowed Ogema to contract with local Broker for the sale of 375 River St. In the Resolution, it requires the sale to be approved by Council Resolution.

Little River Holdings-LLC did provide most all sale documents of the above properties.


### ***Recommendations***

I would recommend that Tribal Council get a legal opinion if LRH-LLC bylaws /operation agreements allows them to buy or sell properties without Tribal Resolution Approval?

Depending on the results of the legal opinion above LRH-LLC did acquire several properties in 2020.

### ***Corrective Action Plan (As Needed)***

None at this time.

Auditor Signature:   
Bradley R Pringle

Date: 10/28/2021