

## Procedures for Wadjiwong Oden "Hill Top Village"

The purpose of this document is to create a formal process for lot assignments on Plantation Hill, Wadjiwong Oden "Hill Top Village" owned by Bay Mills Indian Community (Bay Mills).

### Initial Lot Assignments

The surveyed plat of Wadjiwong Oden includes a total of ninety-four (94) lots. Of these 94 lots, (eighty-seven) 87 are designated Residential, and seven (7) are designated Commercial. A hydrological survey conducted by UPEA in 2022 determined twenty-four (24) Residential lots are impacted by natural drainage ditches. Of these twenty-four (24) lots, three (3) are severely impacted, and deemed too wet for development. In addition, fourteen (14) lots are significantly impacted, creating site access issues, and limiting development potential. The Executive Council determined any Tribal Citizen assigned these lots would be reassigned new lots with no hydrologic concerns, and the fourteen (14) lots will be assigned to the Bay Mills Housing Authority (BMHA) for development of housing. Five (5) additional lots are pending further TPHO review, and may or may not be developed, based upon the findings.

In 2017 and 2021, the Land Office contacted individuals with residential lots to verify interest in keeping their lot. Upon commencement of DTE installation of natural gas lines in 2023, the Land Office will contact individuals with residential lots one final time to verify interest in keeping their lots. Individuals interested in keeping their lots will fill out an updated application, to be approved by the Executive Council at a formal meeting, upon which a permit will be issued to the applicant for lot development. Applicants have two (2) years from permit issuance to significantly develop their lot, or it will automatically revert back to Bay Mills Indian Community.

Individuals with an assigned Plantation Hill lot who also have a valid Residential Lease or a BMHA Mutual Help Home are not eligible for a lot on Plantation Hill. The assigned Plantation Hill lots must either, 1. Be relinquished to the Tribe for reassignment, or 2. Be transferred to another Tribal citizen eligible for a lot.

### Additional Available Lots

Since the initial lot application process concluded, the Land Office has maintained a waitlist of individuals interested in applying for the remaining lots. Individuals were placed on the waitlist in the order requests were received by the Land Office. Upon completing the last review of current lot holders, the Land Office will determine how many lots are available for individuals on the waitlist. At this point, the Land Office will start contacting individuals on the waitlist to determine interest in a lot. If there is interest, individuals must complete a lease application, and submit to the Land Office and Executive Council for approval. After approval, a permit will be issued to the applicant for lot development. Applicants have two (2) years from permit issuance to significantly develop their lot, or it will automatically revert back to Bay Mills.

### Relinquishing Lot

Individuals with an assigned lot may relinquish their lot to Bay Mills at any time. In addition, individuals with an assigned lot may choose to (1) relinquish their lot to another Bay Mills citizen or (2) relinquish their lot to an individual on the waitlist and take that individual's place on the

waitlist, so long as there is no monetary compensation as a result of the relinquishment.

Individuals wishing to relinquish their lot must contact the Land Office to obtain a Relinquishment of Lot form. Relinquishment does not guarantee approval, and all applications must still go through the approval process as detailed.

### **Lot Requirements**

The assignment of lots should not be misconstrued as approval of a land lease. Lots may not be cleared or developed in any way until a formal permit has been approved and issued by Executive Council and the applicant receives documentation from the Land Office.

At this time, the main electric, water, and sewer utilities have been installed. DTE natural gas lines are currently being installed. Based on the DTE construction schedule, Executive Council will determine when they will begin approving applications and issuing permits. The Land Office will contact lot holders with additional information in due course.

### **Wadjiwong Oden Zoning**

There will be no restrictions on trailer placement on residential lots.

The Wadjiwong Oden plat designates seven (7) parcels located along W. Plantation Rd. as Commercial. Executive Council will retain some of these commercial lots for BMIC commercial development.

Processing all residential lot applications and permits will be first priority. Once the Land Office completes residential lot assignments, the Land Office will reach out to commercial lot applicants to determine if they are still interested in their commercial lot. Upon completing this review, the Land Office will determine how many commercial lots are available. Any remaining commercial lots will be posted, and made available on a first-come first-serve basis for individual Tribal citizen development.