

# Washoe Tribe of Nevada and California



APPROVED

Special Washoe Tribal Council Meeting  
Lender Update with Little Fawn Boland, CEIBA Legal and John Hosman FS Advisors  
June 19, 2014-6pm  
Carson Colony Community/Senior Building

## MEETING MINUTES

**CALL TO ORDER:** Vice Chairman Neil Mortimer called the meeting to order at 6:07pm.

**ROLL CALL:** Secretary/Treasurer Tamara Crawford

**PRESENT:** Vice Chairman Neil Mortimer; Gary Nevers; Tyler Rupert (ALT.) Joseph McDonald; Mahlon Machado; Lorraine Keller; Dave Tom; Cassandra Fred; Geoff Ellis (ALT.)-QUORUM=9

Julie Barr, DCC arrived at 6:10pm. Stan Smokey, SCC arrived at 6:32pm. QUORUM=11

**ABSENT:** Chairman Darrel D. Kizer; Chad Malone; Darrel Cruz

**NEW BUSINESS:** John Hosman, FS Advisors began the Lender update presentation, providing an overview of the Travel Plaza/Gaming facility project providing timelines as to the due diligence completed to date in the following areas: feasibility Study; choosing of parcel; population study; scope of project; budget; conceptual design, architectural; soil testing; and traffic studies; with the focus of the last 4-5 months being focused on acquiring the best financing. Mr. Hosman also stated that for those persons desiring more information; copies of the meetings presentations can be made available upon request.

Mr. Hosman stated that after going back to the market, the market said to break the project into two pieces. Mr. Hosman then proceeded to go over the detailed financial information in regard to the Budget (18 Million Dollars); Loan Structure; Debt Service; Revenue and the New Market Tax Credit (Federal Program Financing); Infrastructure Costs; Bridge Loan and leveraged loan. Four draft Financing agreements submitted by (4) Lenders; (2) for the Travel Plaza Facility, and (2) for the Casino project and the processes which would be involved upon selection of a Lender for each project which one project was dependent on were presented. Mr. Hosman was joined by Ms. Boland, Attorney, CEIBA Legal and each provided answers and addressed concerns posed by individuals' in the audience and the Tribal Council throughout the presentation. Ms. Boland also went over the various entities that would be involved through the processes once a Lender was chosen and specific negotiations that would occur.

At the conclusion of the presentation and the information provided by Mr. Hosman and Ms. Boland, Vice Chairman Mortimer offered each audience member to state their thoughts and opinions regarding the proposed projects and the Lender Information. Vice Chairman Mortimer then asked each individual what Lender(s) they were considering.

After lengthy comments provided by each Council member pro and con for the project and the understanding that one project was contingent upon the other, and with the understanding that the Casino Portion is a land lease only, and that the Travel Plaza Project is a loan project with an option of a buy-out-individual Council members stated their choice of Lenders, (1) for the Travel Plaza Project and (1) for the Casino Project as follows:

- Gary Nevers, CIC-Supports Clearing House (CDFI) and Poarch Creek Indians (PCI)**
- Tyler Rupert, CIC (ALT.)-Supports CDFI and PCI Gaming**
- Mahlon Machado-Supports CDFI and PCI Gaming**
- Cassandra Fred, WCC-Supports the C-Store; Not the Casino**
- Geoff Ellis, WCC-Supports John and Little Fawn's Proposal; wants to hear what the Resolution says**
- Dave Tom, SCC-Supports CDFI and Poarch Creek Indians (PCI)**
- Stan Smokey, SCC-Supports CDFI and Poarch Creek Indians (PCI)**
- Joseph McDonald-DCC-Supports CDFI and (PCI)**
- Julie Barr, DCC-Supports the C-Store; Not the Casino**
- Lorraine Keller, R/S Representative-Supports Clearing House and (PCI)**
- Vice Chairman Mortimer-Supports Clearing House, No, on a Casino**

Ms. Boland read the resolution. After the reading of the resolution, a motion to approve the resolution as read which authorizes the negotiation of transactions with the PCI Gaming Authority of the Poarch Band of Creek Indians and Clearinghouse CDFI was made by Joseph McDonald, Dresslerville Community Council, and seconded by Gary Nevers, Carson Colony Community Council. **The vote was (7) for, (-1-) against, and (3) abstentions. Motion carried.**

**ADJOURNMENT:** A motion to adjourn was made by Dave Tom, SCC and seconded by Gary Nevers, CIC. The meeting was unanimously adjourned at 10:20pm.

Respectfully,

Tamara Crawford  
Secretary/Treasurer

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