

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
September 5, 2007

CALL TO ORDER: 2:22 PM

ROLL CALL:	John Berrey, Chairman	Present
Lloyd Buffalo, Secretary	Present	
Ranny McWatters, Treasurer	Present	
J R Mathews, Member	Present	

DECLARATION OF QUORUM: Announced by Chairman John Berrey.

Chairman Berrey turned the meeting over to Bill Dow of JCJ Architecture to present Architectural Concepts and Final Draft Plans for portions of the Downstream Casino.

Motion by DAC member J.R. Mathews to approve plans for: the “Core” of the Downstream Casino, defined as location of restrooms, with the exception of the Administrative restroom, elevators, stairs, capacities of restaurants, location of kitchens, and “Back of House” area, with the exception of the Downstream Authority offices at the Casino. Seconded by DAC Secretary Lloyd Buffalo. Vote: JB, yes; LB, yes; RM, yes; JM, yes. (4 yes, 0 no, 0 abstaining, 0 absent). Motion Carries.

DEVELOPMENT. The Loma Linda Golf course was discussed.

Tim Kent investigated issues in relation to water at the Golf Course. The owner of the Loma Linda Golf Course owns a water company. He currently wants to sell the golf course, but asks that the golf course not use the water company. The Golf Course owns one water well, but it is shallow and is not sufficient to support irrigation needs. The course needs approximately 50,000 gallons per month. In order to provide enough water to irrigate both courses, we would need to drill two 8”, fifteen foot deep wells, which would cost approximately \$150,000 each. The irrigation system will also need to be replaced and the estimated cost is \$500,000. If we tap into Missouri American for the water, it would cost approximately \$300,000 per year for water.

Tim Kent reports that his investigation raised some environmental concerns. These include above ground storage of pesticides and weed killer, concern for storm water plans, as well as soil and ground water contamination. Environmental cleanup could cost around \$100,000, but Tim cannot be sure until a full Environmental Due Diligence is completed. Tim will also investigate the cost to tap into Missouri American.

One suggestion was to buy the water district from the owner, and sell it to Missouri American.

John Thompson relayed the costs. Currently, asking price for Loma Linda Golf Course is \$2.6 million. This includes both courses, the clubhouse, and all equipment that is not leased. Included in that amount is an existing mortgage on land of 1.25 million. If Downstream interested, need to get a team sheet to owner by the end of the week. John Thompson authorized to work on with Lawyers and John Berrey. Overall, the Loma Linda Golf Course, with improvements, could cost approximately \$4 million.

ADJOURNMENT: 4:15 pm