



THE FIVE YEAR
CAPITAL IMPROVEMENT PLAN
2012-2017

The Muscogee (Creek) Nation



Resolution

ADOPTING THE MUSCOGEE NATION CAPITAL IMPROVEMENTS PLAN AND PROVIDING FOR THE ANNUAL REVIEW THEREOF

BE IT RESOLVED BY THE MUSCOGEE NATIONAL COUNCIL AS FOLLOWS:

Whereas, the Capital Improvement Task Force Committee after careful study has recommended to this council a Capital Improvement Plan for the Muscogee Nation; and

Whereas the National Council has carefully considered the Capital Improvement Plan and finds that said plan constitutes a suitable, logical, and timely plan for the future development of the Muscogee Nation over the ensuing five years.

NOW, THEREFORE, BE IT RESOLVED, that the document consisting of a priority list of capital improvement projects dated 2012, is hereby adopted as the Capital Improvement Plan for the Muscogee Nation.

RESOLVED, FUTHER, that in order that the Capital Improvement Plan shall at all times be current with the needs of the Muscogee Nation, and shall represent the best thinking of the National Council, the Office of the Principal Chief, the Office of the Administration, the Cabinet, Statutory Agencies, and Chartered Communities of the tribe in the light of changing conditions, the Capital Improvement Task Force Committee shall annually review the Capital Improvement Plan and recommend to the National Council extensions, changes, or additions to the Plan which the Committee considers necessary. Should the Committee find that no changes are necessary; this finding shall be reported to the National Council. This review procedure should be timed so that any necessary amendments to the Plan may be adopted by the National Council prior to the commencement of the formulation of funding proposals. The Capital Improvement Task Force Committee shall submit an annual report to the National Council regarding the Capital Improvement Program as a whole in order to suggest any improvement in economy or efficiency which might be effected through the combining of various projects; and suggest any needed improvements which do not appear in the program.

RESOLVED, FURTHER, that all matters affecting the physical development of the tribe shall be submitted to the Capital Improvement Task Force Committee for a report to the National Council as to conformity to the Plan.

Muscogee Nation
Five Year Capital Improvement Program

2012-2017

Prepared and Recommended By:

Department of Administration
Capital Improvement Task Force Committee

Reviewed and Approved By:

George Tiger, Principal Chief

Proposed for Adoption By:

National Council

Muscogee Nation
Five-Year Capital Improvement Program
2012-2017

Capital Improvement Task Force Committee

Jerry Wilson, Chair, Executive Director, Department of Administration
Roger Barnett, Second Chief, Office of the Principal Chief
James Pratt, Secretary/Controller, Department of the Treasury
Rhonda Beaver, Secretary, Department of Health
JD Colbert, Secretary, Department of Housing
Dr. James King, Regents Director of Institutional Effectiveness, College of the Muscogee Nation
Soloman Morgan, Manager, Construction

Ad-Hoc Committee Members

Frank Coachman, Member, National Council
David Nichols, Member, National Council

Office of the Principal Chief

George Tiger, Principal Chief

Muscogee Nation National Council

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Land, Natural Resources & Cultural Preservation Council Committee

Thomas Yahola, Chair, Eddie LaGrone, Vice Chair, Frank Coachman, Member, David Nichols, Member and David Proctor, Member

Forward

To the Honorable Principal Chief and Members of the Muscogee Nation National Council:

We are pleased to present to the Government of the Muscogee Nation's 2012-2017 Capital Improvement Program. This document serves as a five-year planning tool for infrastructure, building construction, and improvement projects. The Five Year Capital Improvement Program has been prepared and recommended by the Capital Improvement Task Force Committee, is being submitted to the Office of Principal Chief for review and approval; and to the National Council for adoption.

The Capital Improvement Program includes:

- A Prioritized List of Projects Based on a Needs Analysis and Criteria Preference
- Projected Expenditure Summaries for the Five-Year Program
- Potential Funding Sources for the Program
- Detailed Individual Project Fact Sheets of each project included a justification or needs statement

The Capital Improvement Program is a five-year plan based on the Nation's priorities and financial restrictions determined by the Nation's current financial forecast. The plan should be reviewed and revised annually to evaluate the Nation's infrastructure needs within financial forecast limitations.

Respectfully submitted by:

Jerry Wilson, Chair
Capital Improvement Task Force Committee

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Capital Improvement Program Overview

Definition – The Capital Improvement Plan (CIP) is a plan (1-5 Years) identifying the Muscogee Nation capital outlay and improvement needs. As a long-range plan, the CIP reflects the tribe’s policy regarding future physical and economic development. By providing a planned schedule of public improvements, the CIP outlines present and future public needs and priorities. A capital improvement is defined as any expenditure for equipment, buildings, infrastructure, land acquisition, plan or project in which the cost exceeds \$10,000 and the estimated useful life is greater than one year.

Process – Capital project planning is an ongoing process. Each year the CIP document is updated. The need or idea for capital improvements can originate from the Principal Chief, the National Council, Community Leaders, Statutory Authorities, Constitutional Authorities or Economic Entities. These items are evaluated, prioritized, and compiled into a CIP document and presented annually to the National Council for approval. Through a series of work sessions, the CIP Committee focuses on prioritizing the first year’s expenditures. Once approved, the CIP outlines the tribe’s official commitment to funding these expenditures in the Comprehensive budget. The projects are refined and a financing plan is put into place within the budget to fund those expenditures.

Functions of the CIP – A CIP must be updated each year. Adopting a CIP does not end with the first year. Changing needs and priorities, emergencies, cost changes, mandates and changes in technology all require the CIP to be updated annually. The Tribe’s public facilities, streets, water lines, etc., are constantly in need of repair, replacement or expansion. A growing population will require additional or new facilities. These reasons require that the CIP be updated to maintain the financial solidity of the Tribe. The CIP achieves the following objectives as a component of the Nation’s budget and financial planning process:

1. Reduces the need for “crash programs” to finance the construction of tribal facilities.
2. Focuses attention on community goals, needs and capabilities.
3. Achieves optimum use of tribal resources.
4. Guides future community growth and development.
5. Advance planning ensures that projects are well thought out in advance of construction.
6. Provides for the orderly replacement of capital expenditures.
7. Encourages a more efficient governmental administration as well as maintains a sound and stable financial program.
8. Allows for a systematic evaluation of all potential projects at the same time.
9. Strengthens the ability to stabilize debt and consolidate projects to reduce borrowing costs.
10. Serves as a public relations and economic development tool.
11. Focuses on preserving a governmental entity’s infrastructure while ensuring the efficient use of public funds.
12. Provides an opportunity to foster cooperation among departments and an ability to inform other units of government of the entity’s priorities.

The CIP should cover a period of five years, the CIP document should contain capital expenditure request from each department/entity for items over \$10,000 and generally have a useful life of five years or more. The CIP should include a description of the prioritization system, a summary by funding level for the current fiscal year and the following four years. The remainder of the document should contain summary information on each capital improvement project.

Methodology – The first step in the planning process was to select and organize a Capital Improvement Task Force Committee. Members were selected based on experience and ability to serve and add value to the project. Therefore, members were recruited from the areas of health, education, housing, finance, and leadership. For instance, the Second Chief was recruited to serve to keep the Principal Chief informed of the progress the Committee was making. In addition, two National Council members were recruited to attend discussion meeting and stay abreast of the project. The next step was to educate the task force committee and provide overall information on a Capital Improvement Program. The project then proceeded to generate and adopt Criteria for prioritizing projects. The Committee then evaluated unimplemented or incomplete projects, solicit, compiled and evaluated new project requests; and prioritized projects based on a needs analysis and criteria preference. An added effort was to estimate projected expenditures and potential funding sources. Individual Project Fact Sheets were generated on each project and is included in this planning document. The Committee finally reviewed and adopted the program as a recommended program of action. On-going efforts will be to monitor and managed approved projects by the Principal Chief and the National Council; and to provide an annual update of existing and ongoing Capital Improvement Projects.

Glossary of Terms –

Appropriation – An authorization granted by the National Council to make expenditures and to incur obligations for purposes specified in the Appropriation Ordinance.

Capital Improvement Program – A plan separate from the Annual Budget that identifies: (a) all capital improvements which are proposed and prioritized to be undertaken during a five fiscal year period; (b) the cost estimate for each improvement; (c) the potential funding sources; (d) the recommended time schedule for each project; and the (e) the estimated annual operating and maintenance costs.

Current Authorization – Projects funded with the current fiscal year.

Capital Improvement Fund Account – An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources, together with all related liabilities, for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations.

Future Authorization – Projects funded with dollars that will require a future authorization and/or appropriation by the National Council.

IGA – Intergovernmental Agreement.

Tribal Share – The Muscogee Nation’s portion in a cost-share project.

Non-Capitalized Assets – An item of machinery, equipment, or furniture having a unit cost of less than \$5,000.

Program – A group of related functions/activities/sub-activities performed by one or more responsibility centers for the purpose of accomplishing an activity or group of activities for which the Nation is responsible.

Purchased Capital Outlay – Acquisition of any item of capital that is complete in and of itself when it is purchased.

Rebudget – Any capital project that has been previously approved by the Principal Chief and the National Council but has not been implemented on schedule. Under general accepted accounting principles only those costs relating to work actually done on or before the last day of the fiscal year can be reflected on the financial statement of that fiscal year. To avoid having to charge the project costs estimated to be incurred in a subsequent fiscal year as an unbudgeted item for that year and therefore a violation of budget law, such project and the associated projected costs are included in the subsequent year’s budget.

Funding Source – The fund account that has been identified as account that has real dollars available for distribution. Source of Funds may include Trust Funds, Motor Fuel, Administrative Cost Pool, Motor Vehicle, Taxes & Licenses, Gaming, Health Services, Operating Funds, Self-Governance, BIA Contracts, HHS/DOE, DOL/DOJ Grant & Contract, USDA/State Grant & Contracts, HUD/NAHASA Grants & Contracts.

Other Potential Funding Sources –

Sales Tax – are funds obtained through the passage of tribal law that a portion may be dedicated to Capital Improvement projects.

User Tax – are funds that may be authorized by tribal law, i.e. gasoline or tobacco tax.

Federal Aid – are funds obtained through federal grants such as Community Development Block Grants.

State Aid – are funds obtained through State Grants.

General funds – are revenue sources such as Tribal shared revenues.

Enterprise funds – are various tribal utility operations or those operations with services that are operated similar to a private business (Golf Course, Multi-purpose Center).

General Obligation Bonds – are issued for a variety of capital improvement projects and equipment. Limitations on bonding capacity are set by tribal statute.

List of Potential Funding Sources

Code Title and Funding Source

ANA -	Administration for Native Americans
ARC -	Appalachian Regional Commission
BIA -	Bureau of Indian Affairs
BOR -	Bureau of Outdoor Recreation
CDEs -	Community Development Entities
CDFI -	Community Development Financial Institute
COE -	Corps of Engineers
COM -	Commerce Department
CN -	Creek Nation
CSA -	Community Services Administration
DRA -	Delta Regional Authority
DOE -	Department of Energy
DOI -	Department of Interior
DOL -	Department of Labor
DOT -	Department of Transportation
EDA -	Economic Development Administration
EPA -	Environmental Protection Agency
FHA -	Farmers Home Administration
HHS -	Health and Human Services
HUD -	Housing Urban Development
IHS -	Indian Health Service
MNGR-	Muscogee Nation Gaming Revenue
NMTC-	New Market Tax Credit
PI -	Private Investment
QLICIs-	Qualified Low-Income Community Investment's
SBA -	Small Business Administration
USDA -	U.S. Department of Agriculture

Priority List Code

Rank

Description

#1	Funded or necessary to divert funds to this program.
#2	Seeking specific funding for this program.
#3	Fund this program if opportunity develops.

Status List

Symbol

Status

NA

Indicates no activity on program.

P

Indicates program proposed or proposal submitted.

F

Indicates program has been funded.

IP

Indicates that the program is in process.

C

Indicates that the program has been completed.

Muscogee (Creek) Nation

Prioritized List of Projects Based on a Needs Analysis and Criteria Preference

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Health						
Okemah Hospital	#1	NA	2012		\$26,000,000	
Okemah Clinic	#1	NA	2012		\$17,000,000	
Okmulgee 25-Acute Bed	#1	NA	2013		\$34,309,000	
Okmulgee Ancillary	#1	NA	2014		\$8,313,000	
Okmulgee Clinic	#1	NA	2014		\$32,156,000	
Eufaula Clinic	#1	NA	2014		\$30,817,000	
Muskogee Clinic	#1	NA	2014		\$10,597,000	
Sapulpa Clinic Expansion	#1	NA	2014		\$24,279,000	
Health Administration	#1	NA	2014		\$19,192,000	
Alcohol & Drug Abuse Rehab Center	#1	NA	2014		\$1,000,000	
Basic Governmental Services						
Governmental Agency Building Citizenship/Election/Tax Commission Public Gaming/Communications	#1	NA	2013		\$3,300,000	
Risk Management Building	#3	NA	2015		\$500,000	
Federal Roads Building	#3	NA	2015		\$75,000	
Gaming						
Okmulgee Casino Office Building	#3	NA	2014		\$674,000	
Duck Creek Casino Remodel	#3	NA	2014		\$800,000	
River Spirit Warehouse	#3	NA	2014		\$780,000	
River Spirit Stabilization-Phase I	#3	NA	2015		\$999,774	
River Spirit Hotel	#2	NA	2014		\$150,000,000	
Bristow Casino Expansion	#3	NA	2014		\$800,000	
Community Centers						
Muskogee Remodel	#3	NA	2014		\$675,000	
Okmulgee New Construction	#3	NA	2014		\$1,000,000	
Dewar New Construction	#1	NA	2013		\$1,000,000	
Okemah New Construction	#1	NA	2014		\$1,000,000	
Bristow Remodel	#1	NA	2014		\$675,000	

College of the Muscogee Nation

Student Auxiliary	#1	NA	2013	\$2,000,000
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Department of Commerce

Tribal Museum	#3	NA	2015	\$200,000,000
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Tribal Museum/Henryetta	#3	NA	2015	\$2,500,000
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Fountainhead Lodge	#3	NA	2015	\$200,000,000
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Projected Expenditure Summaries for a Five-Year Program

<u>Year</u>	<u>Projected Needed Expenditure</u>
2012	\$043,000,000
2013	\$039,609,000
2014	\$242,389,000
2015	\$404,074,774
2016	\$010,000,000

Note: These figures are estimates and are not based on architectural estimates or contractor bids.

Potential Funding Sources for the Capital Improvement Program

Capital improvement expenditure is any major nonrecurring expenditure or any expenditure for physical facilities of government, such as costs for acquisition of land or interests in land; construction of buildings or other structures, including additions or major alternations, construction of highways or utility lines; fixed equipment; landscaping and similar expenditures.

Annual Capital Improvement Budget is an amount that is set aside in the annual Comprehensive Budget to fund Capital Improvement Projects for allocated to the College of the Muscogee Nation to be utilized as a matching fund for the coming fiscal year. For fiscal year FY'2012, that amount was \$3,164,000. At least \$2,000,000 of these funds was funds under the U.S. Department of Housing and Urban Development (HUD). So, most of the funds for Capital Improvement Projects have been exhausted this fiscal year.

However, new sources of revenue, private bequests, state and federal grant programs and changes in federal legislation may activate such improvements identified and advance them to an activation stage. Tribal officials must work together effectively in dealing with the various aspects of the program. Each must be involved, the planning committee, the National Council, the Office of the Principal Chief; and the Controller, to provide adequate integration of capital needs with other financial needs and operating budget implications of each project; and the Principal Chief.

By having a list of Capital Improvement Projects, the Office of the Principal Chief and/or his designee can "bundle" this projects and take them to banks and other lending agencies for consideration. The bundling approach provides a better opportunity for financing, because lenders prefer to deal with the "bigger and total picture," offering better interest rates and financing alternatives.

The primary tribal funding sources for this program are:

1. Gaming Revenues
2. Permanent Funds
3. Tribal Trust Funds
4. Debt Financing

External funding sources are listed below:

Code Title and Funding Source

ANA	-	Administration for Native Americans
ARC	-	Appalachian Regional Commission
BIA	-	Bureau of Indian Affairs
BOR	-	Bureau of Outdoor Recreation
CDEs	-	Community Development Entities
CDFI	-	Community Development Financial Institute
COE	-	Corps of Engineers
COM	-	Commerce Department

CSA	-	Community Services Administration
DRA	-	Delta Regional Authority
DOE	-	Department of Energy
DOI	-	Department of Interior
DOL	-	Department of Labor
DOT	-	Department of Transportation
EDA	-	Economic Development Administration
EPA	-	Environmental Protection Agency
FHA	-	Farmers Home Administration
HHS	-	Health and Human Services
HUD	-	Housing Urban Development
IHS	-	Indian Health Service
MNGR-		Muscogee Nation Gaming Revenue
NMTC-		New Market Tax Credit
PI	-	Private Investment
QLICIs-		Qualified Low-Income Community Investment's
SBA	-	Small Business Administration
USDA	-	U.S. Department of Agriculture

Appendix – A

Muscogee Nation Capital Improvement Program

Project Fact Sheets

**Muscogee (Creek) Nation
Capital Improvement Planning Documents**

Project Fact Sheet

Project Title: Okemah Hospital and Okemah Clinic

Project Description:

The purpose of the Okemah Hospital and Okemah Clinic is provide more services to the Okemah community.

83,256 Amount of Square Footage

n/a Number of Office Spaces

126 Number of Employees

n/a Number of Members

Site Plan – See Attached

Building Plans – See Attached

Needs Assessment:

Currently the healthcare facility in the Okemah community is no longer efficient for the Muscogee (Creek) Nation citizens. The current building is over 30 years old and is not most accessible for all citizens who utilize the facilities. Therefore, there is a need for newer facilities to be planned for the Okemah community to better serve the citizens.

Projected Cost for this Facility: \$37 Million

Potential Funding Sources:

<u> </u> Capital Improvement Program Fund	\$ <u> </u>
<u> </u> Gaming Revenue	\$ <u> </u>
<u> X </u> Other Tribal Revenue	<u>\$37,000,000</u>
<u> </u> Grants	\$ <u> </u>
<u> </u> Contracts	\$ <u> </u>
<u> </u> Loans	\$ <u> </u>

Muscogee (Creek) Nation Capital Improvement Planning Documents

Project Fact Sheet

Project Title: Governmental Agency Building

Project Description:

The Governmental Agency Building will house basic governmental functions and services for the Muscogee Nation and the Muscogee Citizenry. Included functions consist of the Citizenship Board and Registration Staff, the Election Board and Registration Staff, the Tax Commission and Tag Agency, and the Office of Public Gaming and Staff.

14,962 Amount of Square Footage

31 Number of Employees

31 Number of Office Spaces

Site Plan – See Attached

Building Plans – See Attached

Needs Assessment:

Citizenship Board – An assessment conducted in January of 2012 revealed that the Citizenship Board was completely out of office space and storage space for program operations. In addition, citizenship records were not being maintained in a confidential and secured manner because of the lack of physical space. An inventory of current workforce reported that there were 12 people working in this facility; and that they would anticipate experiencing a five (5%) percent growth rate within the next five years. This would indicate that by the year 2017, there would be at least 14 work stations because of the continual growth of the tribal service population.

Election Board - An assessment conducted in January of 2012 revealed that the Election Board was completely out of office space and storage space for program operations. In addition, election records were not being maintained in a confidential and secured manner because of the lack of physical space. An inventory of current workforce reported that there were 5 people working in this facility; and that they would anticipate experiencing a five (5%) percent growth rate within the next five years. This would indicate that by the year 2017, there would be at least 6 work stations because of the continual growth of the tribal service population.

Tax Commission – An assessment conducted in January of 2012 revealed that the Tax Commission is currently housed offsite. In addition, the Tax Commission is a governmental function operating at the seat of the government; therefore requires the Tax Commission to be included in the construction of a new governmental agency building. This will better serve our citizens' needs. An inventory of current workforce reported that there were 6 people working in this facility; and that they would anticipate experiencing a five (5%) percent growth rate within

the next five years. This would indicate that by the year 2017, there would be at least 7 employees because of the continual growth of the tribal service population.

Public Gaming - The Office of Public Gaming utilizes fully the current office space but is out of storage space for program operations. The current filing storage area contains an automatic filing system and is located in a secured area per NIGC requirements but also needs to be located in a fireproof area. An Inventory of current workstations reported 8 people working in this facility and they are experiencing a growth rate based upon the growth and expansions of casinos operations, estimated at five (5%) percent annually. Additional work areas needed include an area for fingerprinting applicants, an area for photographing and printing badges, a reception/waiting area, conference room and additional space for storing expired files per requirements and supplies.

Projected Cost for this Facility: \$2.5 Million

Potential Funding Sources:

<u> X </u>	Capital Improvement Program Fund	\$2,500,000
<u> </u>	Gaming Revenue	\$
<u> </u>	Other Tribal Revenue	\$
<u> </u>	Grants	\$
<u> </u>	Contracts	\$
<u> </u>	Loans	\$

Muscogee (Creek) Nation
Capital Improvement Planning Documents
Project Fact Sheet

Project Title: Fountainhead Lodge

Project Description:

This project is a proposed hotel/casino resort destination.

155,000 Amount of Square Footage

200 Number of Rooms

 No. of Employees

N/A Number of Community Members

Site Plan Attached

Building Plans Attached

Needs Assessment:

The property has been purchased and the hotel building has been demolished. Have notified and received clearance from Historical/Environmental agencies. The Realty Department has researched at County to verify there are no liens on property. Property has been inspected to verify boundaries, occupancy, environmental issues, etc. Appraisal has been performed. Title Insurance Commitment has been obtained. Trust package has been sent to the BIA on 09/13/2011.

Currently, the Realty Department needs a Phase I and NEPA environmental performed, but preliminary building plans are required before this can be done and the BIA can continue with the Trust process.

Tribal Construction has received two proposals ranging from **\$30,000 to \$40,000** to develop preliminary architectural drawings in order to assist Realty with the BIA Trust process. Once approval has been given to select an architect firm to develop the preliminary drawings, it will take approximately eight (8) weeks after a contract has been negotiated to have preliminary plans submitted to Realty for use in their trust process.

Projected Cost for this Facility: \$200,000,000

Potential Funding Sources:

- | | | |
|-------------------------------------|----------------------------------|---|
| <input type="checkbox"/> | Capital Improvement Program Fund | \$Click here to enter text. |
| <input checked="" type="checkbox"/> | Gaming Revenue | <u>\$200,000,000</u> |
| <input type="checkbox"/> | Other Tribal Revenue | \$Click here to enter text. |
| <input type="checkbox"/> | Grants | \$Click here to enter text. |
| <input type="checkbox"/> | Contracts | \$Click here to enter text. |
| <input type="checkbox"/> | Loans | \$Click here to enter text. |

**Muscogee (Creek) Nation
Capital Improvement Planning Documents**

Project Fact Sheet

Project Title: Dewar Indian Community Building

Project Description:

The Dewar Indian Community currently has a facility that serves as a community and elderly nutrition center. A recent report provided information that the building has structural deficiencies and mold at the existing facility.

2,384 Amount of Square Footage

3 Number of Office Spaces

3 Number of Employees

30 Number of Members

Site Plan – Not Available

Building Plans – Not Available

Needs Assessment:

The existing community center was built in 1983 and it's approximately 2,384 square feet. The building was built utilizing what is commonly known as the "pole barn method". The foundation of the building has deficiencies that have caused the slab to settle and crack. Also the building's finished floor elevation (slab) sets below the adjacent street elevation which has caused water to get into the building. Currently the exterior walls are supported by untreated vertical posts and the current foundation has no termite treatment which has caused damage to existing posts of the structure. Also, it is determined the building is infested with mold. It is assumed that the mold's existence was from the water entering into the building due to poor foundation. Additionally, the nutrition program is operating out of this facility; therefore, creating a very unhealthy environment for the elderly citizens who utilize the building on a daily basis.

Projected Cost for this Facility: \$1 Million

Potential Funding Sources:

<u> X </u> Capital Improvement Program Fund	<u>\$1,000,000</u>
<u> </u> Gaming Revenue	<u>\$</u>
<u> </u> Other Tribal Revenue	<u>\$</u>
<u> </u> Grants	<u>\$</u>
<u> </u> Contracts	<u>\$</u>
<u> </u> Loans	<u>\$</u>

**Muscogee (Creek) Nation
Capital Improvement Planning Documents**

Project Fact Sheet

Project Title: One Fire Casino Expansion / Okmulgee

Project Description:

The purpose of the expansion of the One Fire Casino will eliminate the modular units currently being used by casino administration. This facility is to be built on the existing site of the existing casino. This project will be 100% funded by One Fire Casino Gaming.

5,400 Amount of Square Footage

12 Number of Office Spaces

183 Number of Employees

n/a Number of Members

Site Plan – See Attached

Building Plans – See Attached

Needs Assessment:

The One Fire Casino is currently maxed out in occupancy and the new offices would provide more office space for future growth for operations. An inventory of current workforce reported that there were 183 people working in this facility; and that they would anticipate experiencing a five (5%) percent growth rate within the next five years. This would indicate that by the year 2017, there would be at least 191 employees because of the continual growth of the tribal service population.

Projected Cost for this Facility: \$674,000

Potential Funding Sources:

<u> </u> Capital Improvement Program Fund	\$ <u> </u>
<u> X </u> Gaming Revenue	<u>\$674,000</u>
<u> </u> Other Tribal Revenue	\$ <u> </u>
<u> </u> Grants	\$ <u> </u>
<u> </u> Contracts	\$ <u> </u>
<u> </u> Loans	\$ <u> </u>

Muscogee (Creek) Nation
Capital Improvement Planning Documents
Project Fact Sheet

Project Title: [Risk Management / Emergency Management / Arbor Care Services Building](#)

Project Description:

The purpose of the building is to house the Muscogee (Creek) Nation Risk Management, Emergency Management, and Arbor Care Services Departments. This building will be utilized to house the equipment that are used for everyday tasks as well as equipment used during disasters and emergencies.

12,500 Amount of Square Footage

6 Number of Office Spaces

12 No. of Employees

0 Number of Community Members

Site Plan Attached

Building Plans Attached

Needs Assessment:

The Muscogee (Creek) Nation Risk Management, Emergency Management, and Arbor Care Services provide many different types of services to the Muscogee people and to the Tribal Nation itself. Risk Management and Emergency Services currently share office space in the Human Development Building, as well as renting space from the MCN Housing for storage of supplies. Emergency Management also utilizes an off-site rental property in Okmulgee along with Arbor Care Services for office space, workshop for equipment maintenance, to store generators, water tanks, enclosed trailers and a boat. The generators, water tanks and enclosed trailers are currently stored outdoors with no protection from the elements, along with the Arbor Care Services equipment. This allows hundreds of thousands of dollars of equipment exposed to the elements which are causing them to deteriorate, depreciate and possibly be vulnerable to vandalism and theft. Also, by being off-site, it makes it difficult to gain access to the equipment during inclement weather such as ice and snow. The new building would allow for all equipment to be stored in a centralized location, out of the weather, and putting these two departments that are under the management of Risk Management in the same location, in turn, saving the Tribe money.

Projected Cost for this Facility: \$675,000

Potential Funding Sources:

- | | | |
|-------------------------------------|----------------------------------|--|
| <input checked="" type="checkbox"/> | Capital Improvement Program Fund | <u>\$675,000</u> |
| <input type="checkbox"/> | Gaming Revenue | <u>\$Click here to enter text.</u> |
| <input type="checkbox"/> | Other Tribal Revenue | <u>\$Click here to enter text.</u> |
| <input type="checkbox"/> | Grants | <u>\$Click here to enter text.</u> |
| <input type="checkbox"/> | Contracts | <u>\$Click here to enter text.</u> |
| <input type="checkbox"/> | Loans | <u>\$Click here to enter text.</u> |

Appendix – B

Muscogee Nation

Capital Improvement Program

Inventory of Capital Improvement Projects

Table 1

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Tribal Capital Complex Site

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Executive Office Building	n/a	C	C		C	C
Capital Mound Building	n/a	C	C		C	C
Treasury Office Building	n/a	C	C		C	C
Government Agency Building	#1	NA	2013		3,300,000	-
Legislative (Council) Building	n/a	C	C		C	C
Judicial (Court) Building	n/a	C	C		C	C
Community Service Building	n/a	C	C		C	C
Human Development Building	n/a	C	C		C	C
Tribal Affairs Building	n/a	C	C		C	C
Fleet Management Building	n/a	C	C		C	C
General Service Building	n/a	C	C		C	C
Government Auxiliary Building	n/a	C	C		C	C
Lighthorse Building	n/a	C	C		C	C
Childcare Building	n/a	C	C		C	C
WIC Building	n/a	C	C		C	C

Table 1

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Tribal Capital Complex Site

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Headstart Building	n/a	C	C		C	C
Department of Justice Building	n/a	C	C		C	C
Transit Building/Road Construction	n/a	C	C		C	C
Veterans Affairs Building	n/a	C	C		C	C
Firefighters Building	n/a	C	C		C	C
GSA Storage Building	n/a	C	C		C	C
Tribal Driveways Building	n/a	C	C		C	C
Okmulgee Gaming Facility	n/a	C	C		C	C

Table 2.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Housing Authority Complex Site

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Housing Authority Administration Building	n/a	C	C		C	C
Food Distribution Building	n/a	C	C		C	C
Social Services Temporary Building	n/a	C	C		C	C

Table 3.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Chartered Community Service Facilities

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Tulsa Creek Indian Community Building	n/a	C	C	C	C	C
Sapulpa Creek Indian Community Building	n/a	C	C	C	C	C
Twin Hills Creek Indian Community Building	n/a	C	C	C	C	C
Weleetka Creek Indian Community Building	n/a	C	C	C	C	C
Eufaula Indian Community	n/a	C	C	C	C	C
Duck Creek Indian Community Building	n/a	C	C	C	C	C
Bristow Creek Indian Community Building	n/a	C	C	C	C	C
Checotah Creek Indian Community Building	n/a	C	C	C	C	C
Dewar Creek Indian Community Building	n/a	C	C	C	C	C
Cromwell Creek Indian Community Building	n/a	C	C	C	C	C
Dustin Creek Indian Community Building	n/a	C	C	C	C	C
Glenpool Creek Indian Community Building	n/a	C	C	C	C	C
Hanna Creek Indian Community Building	n/a	C	C	C	C	C
Yardeka Creek Indian Community Building	n/a	C	C	C	C	C
Holdenville Creek Indian Community Building	n/a	C	C	C	C	C
Koweta Creek Indian Community Building	n/a	C	C	C	C	C
Muscogee Creek Indian Community Building	n/a	C	C	C	C	C
Okemah Creek Indian Community Building	n/a	C	C	C	C	C
Okfuskee Creek Indian Community Building	n/a	C	C	C	C	C
Okmulgee Creek Indian Community Building	n/a	C	C	C	C	C
Wilson Creek Indian Community Building	n/a	C	C	C	C	C
Wetumka Creek Indian Community Building	n/a	C	C	C	C	C
Kellyville Creek Indian Community Building	n/a	C	C	C	C	C
Morris Creek Indian Community Building	#1	n/a	2014		900,000	
Oklahoma City Indian Community Building	#1	n/a	2014		900,000	

Table 4

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Industrial Park Complex

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Supreme Court Storage Building	n/a	C	C	C	C	C
Environmental Recycling Plant	F	IP	2012		\$500,000	Department of Energy

Table 5

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Commercial Retail and Gaming Complex Sites

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Tulsa Riverspirit Casino	n/a	C	C			
Macky Sand Bar Site (Future Development)	3	n/a	2014			
Muskogee Casino	n/a	C	C			
Okmulgee Casino	n/a	C	C			
Truck Plaza - Okmulgee	n/a	C	C			
Truck Plaza - Muskogee	n/a	C	C			I
Duck Creek Casino	n/a	C	C			
Eufaula Casino	n/a	C	C			
Okemah Casino	n/a	C	C			
Checotah Casino	n/a	C	C			
Bristow Casino	n/a	C	C			
Holdenville Casino	n/a	C	C			
Riverwalk Retail Space Development	n/a	C	C		15M	
Wholesale Space Development	n/a	NA	NA		NA	NA

Table 6.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Health Facilities

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Creek Nation Community Hospital - Okemah						
Okemah Health Clinic						
Sapulpa Health Clinic						
Eufaula Health Clinic						
Okmulgee Health Clinic						
Regional Health Centers						
Koweta Health Clinic						
Wetumka Health Clinic						

Table 7.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Recreation Development - Omiplex Recreation Center

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Omiplex Recreation Center	C	C	C			
Multi-purpose Building	C	C	C			

Table 8.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Agribusiness Complex and Agriculture Development

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Agribusiness Complex						
Agriculture Development						

Table 9.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Head Start Centers

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Okmulgee Head Start						
Sapulpa Head Start						
Eufaula Head Start						
Yeager Head Start						

Table 10.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Infrastructure Development

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Tribal Capital Complex						
Omipler						

Table 11.

Inventory of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Transportation

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Road Projects						
Bridges						

Table 12.

List of Capital Improvement Projects
for the
Muscogee (Creek) Nation
Service Centers

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Schedule</u>	<u>Est. Sq. Ft.</u>	<u>Estimated Cost</u>	<u>Potential Funding Source</u>
Youth Shelter						
Family Care Center						
Retention Center						
Extension Service Centers						
Reintegration Service Center	n/a	C	C	C		C
Southern Regional Office	n/a	C	C	C		C