

# Bagley Appraisal Services

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February 27, 2018

ATTN: Fee-to-Trust Consultation  
Office of Regulatory Affairs and Collaborative Action  
Office of the Assistant Secretary – Indian Affairs  
1849 C Street NW, Mailstop 4660-MIB  
Washington, DC 20240  
via email: Consultation@bia.gov

RE: Consultation Draft Part 151 – Land Acquisitions  
Sections 151.11-151.12

Dear Committee:

This letter addresses concerns for revising the 25 CFR Section 151.11 – 151.12.

## **Distance 151.11(a)(1)(iv)**

The distance for an off-reservation gaming facility should be limited to 150 miles from a tribe's headquarters. This distance would be a reasonable commutable distance for managing and supervising the facility. A distance greater than 150 miles would diminish the Tribe's presence.

## **Economic Benefits to the Local Community 151.11(a)(1)(viii)**

The economic benefits and adverse effects to the surrounding community should also be addressed in the application.

## **Employment 151.11(a)(1)(ix)**

The effect on the surrounding communities unemployment and housing should be addressed in the application. The estimated influx of people to a community could be present a hardship on the surrounding community to provide adequate housing.

## **Intergovernmental Agreements 151.11(a)(1)(xi)**

Written detailed agreements which will mitigate adverse impacts to the surrounding communities should be included in the application.

## **Mutuality in Consultation 151.11(b)(1)**

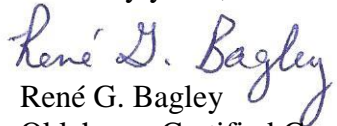
Local governments and surrounding communities should be given the opportunity to comment on the economic effects to the community following issues during the consultation period. Otherwise the Department is only getting information from one side.

**Effect of Regulation 151.11(d)**

The changes in the regulation should be applied to those applications that were pending as of January 1, 2017. This would allow the new administration to review all pending applications that were quickly passed through the Obama administration in its last days.

Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in blue ink that reads "René G. Bagley". The signature is written in a cursive style with a large, stylized 'R' and 'B'.

René G. Bagley  
Oklahoma Certified General Appraiser, #11375CGA