



**Community Notice from the Shelter Bay Board of Directors
New Proposed Master Lease
“Moving Forward Together”**

As most of us living in Shelter Bay are aware, our current Master Lease with the Swinomish Indian Tribal Community expires on June 30, 2044. On November 13th, 2020, the Shelter Bay Board of Directors sent a new Master Lease Proposal to the Swinomish Tribal Senate, “Moving Forward Together”, that we hope will provide a framework on which to build a new long-term lease. This is just a beginning.

There are three major elements to our proposal that will be of most interest to our Shelter Bay members:

- 1) All existing homeowners would continue to pay lease rental as is currently done under our Master Lease until they sell/transfer the property or the expiration of the current lease, whichever comes first.
- 2) Any transferee or purchaser after the effective date of the new agreement would be subject to new higher lease payments.
- 3) Shelter Bay and the Swinomish Indian Tribal Community would establish the “Indian Bay Community Services and Cultural Foundation”. We have suggested that this would be funded jointly, with the initial funding provided by all Shelter Bay lessees making a contribution equal to 0.5% of the assessed value of their land. Our estimate is that this would raise a million dollars with a cost to the lessees ranging from just less than \$1,000 per lot to \$3,000 per lot depending on each lot’s value. In addition, all sales of leased property after the effective date of the new lease would contribute 1% of the sales price to the foundation. Finally, the Swinomish Tribe is being asked to contribute 25% of the Swinomish Tribal Trust rental income.

This foundation would be jointly managed by an independent board made up of members of both communities. It is anticipated the foundation would provide much needed assistance to the Swinomish Community to continue its cultural practices, such as canoe journeys, naming ceremonies, and community celebrations. In addition, funds would be available to help solve some of the Swinomish Community’s pressing housing issues. We hope that such a joint effort will sustain our momentum in bringing our communities together.

We want you all to know what we have proposed to the Swinomish Tribe (and Allottee landowners) as the first step to a future new lease. Obviously, any new lease will require agreement from the Shelter Bay Community. We do not yet know how the Tribe will respond, but we are hopeful that they will join us in building a bright future for our communities and the people they represent.

This is just a start. We will be keeping you informed of progress as it occurs.

If you have questions regarding this new lease proposal, please send contact:

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On behalf of the Shelter Bay Board Community Board of Directors.



Board President Tom Napier
Shelter Bay Community, Inc.