



CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Office of the President • Edward K. Thomas Building
9097 Glacier Highway • Juneau, Alaska 99801

Executive Council of the Central Council
TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

Resolution EC 24-149

Title: Limited Waiver of Sovereign Immunity Related to Renovation of Real Property
on Franklin Street

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally recognized tribe with more than 37,000 citizens; and

WHEREAS, under Article X of the Tlingit & Haida Constitution, the Executive Council is the governing body of Tlingit & Haida when the Tribal Assembly is not in session; and

WHEREAS, the Tribal Assembly is not in session; and

WHEREAS, pursuant to EC 24-95 and EC 24-122, Tlingit & Haida authorized the acquisition and development of property at 219 S. Franklin Street in Juneau, Alaska (the “Property”), to augment the Tribe’s presence in Juneau while furthering the Tribe’s objective of economic sovereignty; and

WHEREAS, the development of the Property requires renovation and/or construction to continue to fulfill the purpose behind the acquisition, specifically to create space suited for a café, for making, displaying and selling Tlingit and Haida art, and to develop adequate space for the existing Printing and Engraving department; and

WHEREAS, in order to finance the renovation and/or construction of the Property, Tlingit & Haida intends to obtain financing from Northrim Bank (“Northrim”) in the amount of \$2,225,000.00; and

WHEREAS, Northrim is willing to loan monies, in the amount of \$2,255,000 (the “Financing”), to Tlingit & Haida to fund the renovation and/or construction; and

WHEREAS, Northrim requires a limited waiver of sovereign immunity for enforcement of its rights and remedies as the lender and for disputes arising out of and related to the Financing (the “Limited Waiver”); and

WHEREAS, Article VII, Section 4 of Tlingit & Haida’s constitution states that waivers of sovereign immunity are “disfavored” and are only to be granted when it is “necessary to secure a substantial advantage or benefit to Tlingit & Haida”;

NOW THEREFORE BE IT RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby determines that the Limited Waiver, as described below, is necessary to secure a substantial benefit to Tlingit & Haida of augmenting the Tribe's presence in Juneau while furthering the Tribe's objective of economic sovereignty; and

BE IT FURTHER RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby determines that, in the event that Tlingit & Haida accepts the Financing, Tlingit & Haida expressly, unequivocally, and irrevocably waives its sovereign immunity from suit and will not raise sovereign immunity as a defense in a judicial action brought therein by Northrim or as a bar to the exercise of Northrim's rights and remedies as lender, including, but not limited to, non-judicial foreclosure and other remedies, subject to the following limitations:

1. The Limited Waiver is strictly limited to the Financing that is the subject of this Resolution and the performance of Tlingit & Haida's obligations thereunder;
2. The Limited Waiver only applies to Northrim and not to any third-party, including, without limitation, Northrim's assigns, successors, officers, members, shareholders, or beneficiaries, direct or indirect, excepting any successor or assign: (i) by virtue of operation of law, merger, or the Federal Deposit Insurance Corporation or other national bank regulatory authority; and (ii) who is capable of demonstrating and establishing the succession or assignment to Tlingit & Haida through the provision of legally valid and binding documents in advance of any event triggering the Limited Waiver;
3. The Limited Waiver does not waive the immunity of Tlingit & Haida's officers, employees, agents, citizens, and Community Councils;
4. The Limited Waiver is not to be construed as a waiver of or consent to the attachment, execution, levy, encumbrance, or other judicial process upon:
 - a. any real property, or interest in any real property, of Tlingit & Haida or its sub-entities, whether held in fee, in trust for the benefit of Tlingit & Haida or any tribal citizen by the United States, or as restricted fee simple land, excepting (i) the Property and (ii) Northrim's contractual right of set-off with respect to any deposit account maintained with Northrim upon an event of default; or
 - b. any federal, state, or grant funds held, or to be received, by Tlingit & Haida, in trust or otherwise;
5. The Limited Waiver does not entitle or authorize Northrim to bring any claim or action in equity or for punitive and consequential damages;
6. Before any action may be filed in a court of competent jurisdiction, Tlingit & Haida and Northrim agree that:

- a. the authorized representatives of Tlingit & Haida and Northrim shall meet and attempt to resolve any claim(s) through good faith negotiations; and
 - b. if such negotiations do not resolve the claim(s), Tlingit & Haida agrees that Northrim may bring suit pursuant to this Limited Waiver in:
 - i. the United States District Court for the District of Alaska (and all federal courts to which decisions of the United States District Court for the District of Alaska may be appealed); provided, however, that if for any reason that court lacks jurisdiction over the matter, the suit may be heard in the Courts of the State of Alaska; and
 - c. the governing law for the Financing documents shall be the laws of the State of Alaska;
7. Notwithstanding any applicable statute of limitations or other applicable law, the Limited Waiver shall be enforceable only for (1) year after the later of: (i) Tlingit & Haida's release from the Financing; or (ii) full payment of the Financing has been received by Northrim or Northrim has timely initiated a non-judicial foreclosure of a deed of trust against the Property and only as to claims and causes of action arising during the term of the Financing.


ADOPTED this 26th day of December 2024, by the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska, by a vote of 6 yeas, 0 nays, 0 abstentions and 0 absences.

CERTIFY



President Richard J. Peterson

ATTEST



Tribal Secretary Jacqueline L. Pata