



Oakes Enhancement, Inc,

Date: January 13, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell,

Advisory: Hoff, Undem, N O'Brien

Guests: Visto,

Call to order. Welcome Anthony

Guests

➤

➤ **Secretary's Report:**

- Any comments on Secretary/Treasurer's reports sent via email (pages 3-10)
- Updates from BagLady Construction
- Electronic Voting:
- Correspondence:
  - Membership in GAND: Gambling Association of ND (Pages 20-21)
  - Christmas Card from the DECA students
  - Thank you from Active Arts Club, Inc.
  - Dakota Resources subscription (Pages 22-25)

➤ **Treasurer's Report:**

- Voting on GAND membership
- Update on Chris Schmit
- Rent/lease with Dickey County Social Services

➤ **Gaming**

- Report: emailed (Pages 11-13)
- Insurance: any updates on how cash banks are managed with other gaming operations
- Request for Funds:

➤ **Business items**

- Economic Development Director Contract
- Financing discussion concerning Oakes Fire Department (Pages 14-19)
- Housing Development
- Property Inventory
- Status of web site
- Tiny Tornadoes updates
- Chamber updates
- Annual Meeting: Bylaws – Set for March 10, 2022

➤ **Ongoing business to discuss if necessary**

- CD at Starion – Status as part of AHR Construction CD Secured Loan
- 

➤ **For the good of the order**

- Board meeting: February 10, 2022
  - Annual Meeting: March 10, 2022
- Adjournment

**Items to keep in mind.**

- DaVita Building
- Bakery
- Hollingsworth
- Rath Business
- Parking Lot behind Beaver
- Former City Hall Building



*Oakes Enhancement,  
Inc.*

Oakes Enhancement, Inc,

Date: February 10, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests:

Visitors:

Call to order.

Guests

➤ **Guest:**

- None at this time
- 

➤ **Economic Development Directors Report: Udem**

- See report
- Proposal (pages 6-7)

➤ **Secretary's Report:**

- Any comments on Secretary/Treasurer's reports sent via email (pages 3-5)
- Electronic Voting:
- Correspondence:

➤ **Treasurer's Report:**

- Report included with agenda documents (pages 9-15)
- Tax return documents have been turned in to Ptacek – they will get the OEI computer upon request

➤ **Gaming**

- Report: currently waiting for pieces of information to complete report
- Cash Banks model from Hole-in-One – see sample contract for Cash Bank Loan (page 8)
- Request for Funds:

➤ **Business items**

- Harris Machine interest buydown: Zetocha: Completed
- Financing discussion concerning Oakes Fire Department (on hold)
- Housing Development
- Property Inventory
- Status of web site
- Tiny Tornadoes updates
- Chamber updates

**Items to keep in mind.**

- DaVita Building
- Bakery
- Rath Business
- Parking Lot behind Beaver
- Former City Hall Building

➤ **Ongoing business to discuss if necessary**

- CD at Starion – Status as part of AHR Construction CD Secured Loan: Completed
- 

➤ **For the good of the order**

- Annual Meeting: March 10, 2022
- Breakfast at board meetings

➤ Adjournment



*Oakes Enhancement,  
Inc.*

Oakes Enhancement, Inc. (OEI)  
2022 Annual Meeting  
Thursday, March 10, 2022  
7:00am  
Oakes Community Center Meeting Suite

Call to Order: Hill

- Thank you to all visitors present.
- Financial Review: Ptacek Financial Services
- Election of Board Members
- 2021 Board Members: President Matt Hill – moved to this position on the death of Art Conklin  
Vice President: Vacant  
Treasurer: John Zetocha  
Board Members:  
Alison Peterson  
Becki Thompson  
Gary Schnell  
Jeff Forward  
Jessica Quandt (Chamber Representative)  
Advisory: Mayor N. O'Brien, Zasha Johnson, Toni Ptacek, Jeff Hoff  
Economic Development Director: Growing Small Towns

Voting for board positions: Those positions up: Matt Hill and John Zetocha

- Checks ready for the Oakes Park & Rec: Swimming Pool
- Presidential comments
- Comments on the election and welcome Anthony Bruhn as the new Chamber Representative.
- Financial: businesses financially assisted will be covered by PFS
- Web site:
- 
- Adjournment of the Annual Meeting



*Oakes Enhancement,  
Inc.*

Oakes Enhancement, Inc,

Date: March 10, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests:

Visitors:

Call to order.

Guests

➤ **Guest:**

- None at this time
- 

➤ **Economic Development Directors Report: Udem**

- See report

➤ **Secretary's Report:**

- Any comments on Secretary/Treasurer's reports sent via email (pages 4-5)
- Correspondence: Letter from Cindy Bagley (page 6)

➤ **Treasurer's Report:**

- Report included with agenda documents (pages 7-11)
- Tax return completed

➤ **Gaming**

- Report: (pages 12-14)
- Cash Banks model from Hole-in-One – continue work on this
- Request for Funds: None at this time

➤ **Business items**

- Harris Machine interest buydown: Zetocha: completed
- Financing discussion concerning Oakes Fire Department (on hold)
- Housing Development
- Property Inventory
- Status of web site
- Tiny Tornadoes updates
- Chamber updates

➤ **Ongoing business to discuss if necessary**

- CD at Starion – Status as part of AHR Construction CD Secured Loan: completed
- 

➤ **For the good of the order**

- Election of Officers
- Next meeting: Thursday, April 14, 2022

➤ Adjournment

**Items to keep in mind.**

- DaVita Building
- Bakery
- Rath Business
- Parking Lot behind Beaver
- Former City Hall Building



Oakes Enhancement, Inc,

Date: April 14, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests: DECA Students, Jacobsen's

Visitors:

Call to order.

Guests

➤ **Guest:**

- DECA Students: **Page 17**
- Jacobsen's

➤ **Economic Development Directors Report: Udem: Page 2**

- See report

➤ **Secretary's Report: Pages: 3-6**

- Any comments on Secretary/Treasurer's reports

➤ **Treasurer's Report: Pages: 7-13**

- Report included with agenda documents

➤ **Gaming**

- Report: **Pages 14-16**
- Cash Banks model from Hole-in-One – continue work on this – hang up on insurance questions
- Request for Funds:
  - DECA Students: **Page 17**
  - Bear Creek Roughriders: **Pages: 18-19**
  - Lake Region Community College: **Page: 20**

➤ **Business items**

- Financing discussion concerning Oakes Fire Department: time frame and amount: **Pages 20, 21**
- Digital Signage: could be included in Udem report
- Housing Development: DART meeting
- Property Inventory
- Status of web site
- Tiny Tornadoes updates
- Chamber updates

➤ **Ongoing business to discuss if necessary**

- FYI: Combined BUMP application for KDDR - no action needed: **Pages 23-26**

➤ **For the good of the order**

- Next meeting: Thursday, May 12, 2022

➤ Adjournment

**Items to keep in mind.**

- DaVita Building
- Bakery
- Rath Business
- Parking Lot behind Beaver
- Former City Hall Building



*Oakes Enhancement,  
Inc.*

Oakes Enhancement, Inc,

Date: May 12, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests: Jacobson's, HOSA students

Visitors:

Call to order.

Guests

➤ **Guest:**

- HOSA students
- Jacobson's

➤ **Economic Development Directors Report: Udem:**

- See report

➤ **Secretary's Report:**

- Any comments on Secretary/Treasurer's reports
- Correspondence: Thank you from Andrew Visto – shared via email to BOD members

➤ **Treasurer's Report:**

- Report included with agenda documents
- Gaming P & L for 2021
- CD at FCCU
- Voting below on proposals/requests: Hometown Collective, Scheuring, Jacobson

➤ **Gaming**

- Report:
- Cash Banks model from Hole-in-One – continue work on this – hang up on insurance questions
- Request for Funds:
- See below

➤ **Voting on funding proposals/requests**

- HOSA Students: Requested amount \$10,213.00 (cost per student \$1,459.00 – with seven students qualifying) (Funded amount: \_\_\_\_\_)
- Growing Small Towns Digital Signage: Requested amount \$10,000.00 Funded Amount(\_\_\_\_\_)
- Homegrown Collective Interest buydown: Growing Small Towns: \$27,093.49
- Dalton Scheuring: Butcher Block: Requested amount \$30,000.00: Funded Amount(\_\_\_\_\_)
- Jacobson's: Donna's Diner: Requested amount \$10,000.00 Funded Amount(\_\_\_\_\_)

➤ **Business item**

- Tiny Tornadoes updates
- Chamber updates
- Industrial Park Land

➤ **Ongoing business to discuss if necessary**

- 
- **For the good of the order**
  - Photo op for the Fire Department Donation at a later date
  - Next meeting: Thursday, June 9, 2022,
- Adjournment

**Items to keep in mind.**

- DaVita Building
- Bakery
- Rath Business
- Parking Lot behind Beaver
- Former City Hall Building



Oakes Enhancement,  
Inc.

Oakes Enhancement, Inc,

Date: June 9, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell,

Advisory: Hoff, Udem, N O'Brien

Guests: Cooper Quandt (Dethlefsen sent in a BUMP request)

Visitors:

Call to order.

Guests

➤ **Guest:**

- Cooper Quandt: forms with agenda
- Brian Dethlefsen (sent in a request): forms with agenda

➤ **Economic Development Directors Report: Udem:**

- See report

➤ **Secretary's Report:**

- Any comments\_on Secretary/Treasurer's reports
- Correspondence:
  - Secretary of State: Annual Report/Registered Agent for Oakes Development Corporation
  - Economy Propane Summer Fill Proposal: With agenda
  - Lowry & Associates: Insurance audit: With agenda

➤ **Treasurer's Report:**

- Report included with agenda documents
- Voting below on proposals/requests

➤ **Gaming**

- Report:
- Cash Banks model from Hole-in-One – continue work on this – hang up on insurance questions
- Request for Funds:
- See below

➤ **Voting on funding proposals/requests**

- Cooper Quandt: Eagle Scout Project
- BUMP: Brian Dethlefsen

➤ **Business item**

- Tiny Tornadoes updates
- Chamber updates: Irrigation Days Weekend
- Industrial Park Land: Zasha found a purchase agreement for Lots: 1.5.6.7 -- Dated: 09/03/1998

➤ **Ongoing business to discuss if necessary**

- 
- **For the good of the order**
  - Photo op for the Fire Department Donation at a later date
  - Next meeting: Thursday, July 14, 2022,
- Adjournment

**Items to keep in mind.**

- Parking Lot behind Beaver
- Former City Hall Building



*Oakes Enhancement,  
Inc.*

Oakes Enhancement, Inc,

Date: July 14, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell, Bagley

Advisory: Hoff, N O'Brien, Udem

Guests: Brogan Roney

Visitors:

Call to order.

Guests

- **Guest:**
  - Brogan Roney: Eagle Scout Project
  -
- **Economic Development Directors Report: Udem:**
  - Report: (page 26)
- **Secretary's Report:**
  - Any comments on Secretary (Pages 2 & 3) /Treasurer's reports (Pages 4-12)
  - Correspondence:
    - Oakes Area Community Foundation – Golf Tournament (Page 13)
    - Water Resources Permits
    - Dickey County Fair Premium Sale – received late and already passed
- **Treasurer's Report:**
  - Report included with agenda documents
  - Voting below on proposals/requests
- **Gaming**
  - Report: (pages 22-24)
  - Contract with The Last Shot: Demand Promissory Note (page 25)
  - Request for Funds:
    - See below
- **Voting on funding proposals/requests**
  - **Release of funds for Dr. Dethlefsen BUMP approved project**– invoices included (pages 14-17)
  - **Fireworks:**
  - **Relay for Life:** (Page 18-20)
  - **Oakes Area Chamber of Commerce** (Page 21)
  - **Brogan Roney: Eagle Scout Project**
- **Business item**
  - Tiny Tornadoes updates
  - Chamber updates: Irrigation Days Weekend
- **Ongoing business to discuss if necessary**
  - 
  - **For the good of the order**
    - Photo op for the Fire Department Donation at a later date
    - Next meeting: Thursday, August 11, 2022,
  - Adjournment

**Items to keep in mind.**

- Parking Lot behind Beaver
- Former City Hall Building





Oakes Enhancement, Inc,

Date: August 11, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell, Bagley

Advisory: Hoff, N O'Brien, Udem

Guests:

Visitors:

Call to order.

Guests

➤ **Guest:**

○

➤ **Economic Development Directors Report: Udem:**

○ Report: ()

➤ **Secretary's Report:**

○ Any comments on Secretary (Pages 2,3,4) /Treasurer's reports (Pages 5-11)

○ Invoice sent to Dickey County Social Services

○ Correspondence:

▪ Thank you from Cooper Quandt (page 12)

▪ Oakes Fire Department (pages 13-14)

➤ **Treasurer's Report:**

▪ Report included with agenda documents

▪ Funds released to Sister's Kitchen per their closing being compliant with the action taken in May

▪ Funding request from Wes Maley

▪ Voting below on proposals/requests

➤ **Gaming**

▪ Report: (pages 15-19)

▪ Need for back up employees – training for future manager

▪ Contract with The Last Shot: Demand Promissory Note

▪ Request for Funds:

▪ See below

➤ **Voting on funding proposals/requests**

▪ **KDDR BUMP – release of funds (page 20)**

▪ **Wes Maley: voting on participation in the BUMP program applications (Pages 21-28)**

▪ Interior

▪ Exterior

➤ **Business item**

• Tiny Tornadoes updates

• Chamber updates:

➤ **Ongoing business to discuss if necessary**

▪

➤ **For the good of the order**

▪ Photo op for the Fire Department Donation at a later date

▪ Next meeting: Thursday, September 8, 2022,

➤ Adjournment

<p><b><u>Items to keep in mind.</u></b></p> <p>➤ Parking Lot behind Beaver</p> <p>➤ Former City Hall Building</p>
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Oakes Enhancement, Inc, Board of Directors

Date: September 8, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell, Bagley

Advisory: Hoff, N O'Brien, Udem

Guests: Dale Jensen

Visitors:

Call to order.

Guests

➤ **Guest:**

- Dale Jensen

➤ **Economic Development Directors Report: Udem:**

- Report: (page 3)
- Maley Update BUMP proposal: (Pages 4,5)

➤ **Secretary's Report:**

- Any comments on Secretary (Pages: 6,7) /Treasurer's reports (Pages: 8-14)
- Correspondence:
  - Otter Tail Power: increase in even monthly payments (verbal FYI)
  - Heritage Insurance: could be getting some dollars returned(Verbal FYI)
  - Charitable Gaming Association of ND: financial support (Page 15)
  - Oakes School Activity Sponsorship (pages: 16-20)
  - Phone conversation: PEO
  - Dickey County Sheriff (pages 21)

➤ **Treasurer's Report:**

- Report included with agenda documents
- CD at FCCU (Page: 22-23)
- Signatories on Gaming Expense checking account

➤ **Gaming**

- Report: (No report at this time – still learning the paperwork)
- Removal of pull tabs – addition of E-tabs – number to add?
- Roberts is working through the paperwork and may consult with Ptacek Financial
- Application received from Lori Hoffman and background check came back
- Applications: given to others
- Contract with The Last Shot: Demand Promissory Note
- The gaming reports have been sorted and organized into totes and have to be saved for three years. Lacey is looking through a tote she has to see if the reports I am missing are in there. If not – we may have to contact the family.
- 
- Gaming Application Request Funds:
  - None at this time

- **Voting on funding proposals/requests**
  - Dale Jensen Proposal
  - Sports Sponsorship
  - Memorial for Pamela
  - PEO., and use of former City Hall – will there be a rental fee?
  - Regional Hometown Housing: support for morning snack
  - CGAND: financial support
  - Dickey County Sheriff
  - Maley BUMP proposals updates
- **Business item**
  - Fine Tuning on the BUMP Application and rules
  - Tiny Tornadoes updates
  - Chamber updates:
- **Ongoing business to discuss if necessary**
  - 
  - **For the good of the order**
    - Photo op for the Fire Department Donation at a later date
    - Next meeting: Thursday, October 13, 2022,
  - Adjournment

**Items to keep in mind.**

- Parking Lot behind Beaver
- Former City Hall Building



Oakes Enhancement, Inc, Board of Directors

Date: October 13, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell, Bagley

Advisory: Hoff, N O'Brien, Udem

Guests:

Visitors:

Call to order.

Guests

➤ **Guest:**

○

➤ **Economic Development Directors Report: Udem:**

○ Report: (page 3 )

○ ( )

➤ **Secretary's Report:**

○ Any comments on Secretary (Pages:4-8) /Treasurer's reports (Pages:9-14)

○ Correspondence:

- Proof of insurance from PEO (pages:16,17)
- Otter Tail Power letter (Page 18)
- North Dakota Water Resources (Pages 19-22)
- Friends of Fine Arts and Academics

➤ **Treasurer's Report:**

- Report included with agenda documents
- CD at FCCU: Cashed and put in savings account at Starion – what do you want to do with this
- Signatories on Gaming Expense checking account – on hold until a manager is selected

➤ **Gaming**

- Report: See treasurers report for gaming activity
- Paperwork has been turned over to Ptacek Financial
- Application received from Lori Hoffman and background check came back
- Applications: == need a gaming manager – should be willing to go to Bismarck for proper training
  - Lori Hoffman
  - Carol Oster
  - Nichole Nitschke
- Need for a new rental agreement
- Contract with The Last Shot: Demand Promissory Note
- NOTE: I believe the missing gaming reports come from COVID shut down so there was no gaming activity or reports during that time
- Gaming Application Request Funds: Thompson
  - Tornado Watch
  - Oakes Area Chamber of Commerce

➤ **Business item**

- **BUMP for Angry Beaver Lodge (pages 23-26)**
- **Interest Buy Down for Total Home**

- Fine Tuning on the BUMP Application and rules
- Tiny Tornadoes updates
- Chamber updates:
- **Were these things voted upon**
  - **How to manage the CD that came due at FCCU**
  - **Tornado Watch gaming fund application**
  - **Oakes Area Chamber of Commerce gaming fund application**
  - **Friends of Fine Arts and Academics**
  - **BUMP for Angry Beaver Lodge**
  - **Interest buydown for Total Home**
  - **Gaming manager applications**
    - **Lori Hoffman (Pages 27-28)**
    - **Carol Oster (Pages 29-30)**
    - **Nichole Nitschke (Pages 31-32)**
  -
- **Ongoing business to discuss if necessary**
  - 
  - **For the good of the order**
    - Next meeting: Thursday, November 10, 2022,
  - Adjournment

**Items to keep in mind.**

- Parking Lot behind Beaver
- Former City Hall Building

## October ED Report from Growing Small Towns

### Existing Businesses Supported:

1. Submitted a \$50k grant to T-Mobile for the park project
  - a. May pursue the Garrison Matching Recreation grant
2. Hearthside Winery - she submitted a \$100k APUC grant application
3. 502 Flair - renovation - offered BUMP
4. Larry Schumacher
5. Nonprofits: PEO

### New Business Development:

1. Gevo - No further information to share
2. Dr. Rath's practice: no current updates

### Opportunities:

1. Bakery - Steve has dropped the price again, so I reached out again to Brittney Harty, and she's interested in looking at it
2. Housing - update from City? Next steps?
  - a. Met with Eric Larson at JVG - they've considered starting housing on their own and would invest in a project/plan to make it happen

### Other:

#### Local:

- Community Mental Health Summit - nearly 100 people in attendance
  - Will apply to OACF for grant to support further mental health programming through GST
- Completed BIO Girls on September 25
- Community Impressions opportunity (Chamber request for gaming funds)

#### Regional:

- GST is participating in the Business Pitch program pilot in Wahpeton

#### State:

- Main Street Summit is in October in Bismarck
- Business Symposium on October 2



*Oakes Enhancement,  
Inc.*

Oakes Enhancement, Inc, Board of Directors

Date: November. 10, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell, Bagley

Advisory: Hoff, N O'Brien, Udem

Guests:

Visitors:

Call to order.

Guests

- **Guest:**
  -
- **Economic Development Directors Report: Udem:**
  - Report: (page 3 )
  -
- **Secretary's Report:**
  - Any comments\_on Secretary (Pages: 4-7) /Treasurer's reports (Pages:8-14)
  - Correspondence:
    - North Dakota Water Resources (Usage form which is filled out by Cole Vculek)
- **Treasurer's Report:**
  - Report included with agenda documents
  - CD at FCCU: they matched a rate given to OEI: 2.75% for 19 months
  - Signatories on Gaming Expense checking account – on hold until a manager is selected
- **Gaming**
  - Report: See treasurers report for gaming activity
  - Paperwork has been brought up to date by Ptacek Financial
  - Gaming Manager position
    - Interviews--hiring
  - Updated rental agreement: ready for signatures
  - Contract with The Last Shot: Demand Promissory Note
  - Gaming Application Request Funds:
    - **Kat's Corp (page 15)**
    - **Vocational School (Page 16)**
- **Business item**
  - Checks have been sent to BND for CS Three Corporation for the purchase of the property and inventory of Total Home
  - Fine Tuning on the BUMP Application and rules: tabled
  - Tiny Tornadoes updates
  - Chamber updates:
  - Other
- **Were these things voted upon**
  - **Gaming fund application from Kats Corp**
  - **Vocational School**

- **Other**
- **Ongoing business to discuss if necessary**
  - 
  - **For the good of the order**
    - Next meeting: Thursday, December. 8, 2022,
  - Adjournment



## November ED Report from Growing Small Towns

### Existing Businesses Supported:

1. Hearthside Winery - she submitted a \$100k APUC grant application - presentation is November 17, 2022
2. RentEase - also potentially applying for APUC
3. Addison K. Creative Co. - wrote article

### New Business Development:

1. Gevo - No further information to share
2. Dr. Rath's practice: no new updates

### Opportunities:

1. Bakery - We are moving forward!
2. Hometown Housing - update from City? Next steps?
3. Cline's building and Quandt's building - pursuing an opportunity to renovate

### Other:

#### Local:

- Helped the Chamber apply to OACF for a grant to support purchasing a nonprofit membership development program as an add-on to the chamber membership
- Community Impressions visit to Valley City scheduled for November 14
- Community Health Coalition still focusing on mental health awareness and food safety through the food pantry
- Applied to Burgum Foundation to develop a rural small business mastermind: Dalton, Chris, Haley, Brittney, and Addison have been identified as potential applicants
- Working with Kausha at Chamber to provider Chamber Kick-off, including a tourism care package for groups coming to Oakes and a marketing plan to support our members better

#### State:

- Rebecca and Kausha were nominated for a Main Street award for making Oakes a healthy, vibrant community
- Wrote 2 articles for ND Women's Business Center



Oakes Enhancement, Inc, Board of Directors

Date: December. 8, 2022

Time: 7am

Place: Oakes Community Center Meeting Suite

Attendance: Directors: Hill, Zetocha, Peterson, Thompson, Bruhn, Forward, Schnell, Bagley

Advisory: Hoff, N O'Brien, Udem

Guests: Blumhardt - OTP

Visitors:

Call to order.

Guests

➤ **Guest:**

- Kardell Blumhardt: OTP proposal

➤ **Economic Development Directors Report: Udem:**

- Report: (pages 3-9)
  - End of Year (Pages 3-6)
  - Economic Development Proposal for 2023 (Pages 7-8)
  - Application for Charitable Gaming Funds (Page 9)
    - FYI: Current gaming application form from the Attorney General's office (Page 10)

➤ **Secretary's Report:**

- Any comments on Secretary (Pages: 11-14) /Treasurer's reports (Pages: 15-20))
- Correspondence:
  - Attorney General's office
    - Background check and training documentation (page 21)
  - Thank you from National Child Safety Council for the donation (page 22)
  - Thank you from Tornado Watch (page 23)
  - Ptacek Financial (page 24)
  - Oakes Area Foundation (page 25)
  - Charitable Gaming Alliance (pages 26-27)
- Report included with agenda documents
- CD at FCCU: (page 28)

➤ Signatories on Gaming Expense checking account

➤ **Gaming**

- Report: See treasurers report for gaming activity
- Paperwork continues to be done by Ptacek Financial
- Gaming Manager position
  - Carol Oster is the new hire and started working right away
- Updated rental agreement: waiting for the signatures from The Last Shot
- Contract with The Last Shot: Demand Promissory Note
- Gaming Application Request Funds:
  -

➤ **Business item**

- Checks have been sent to BND for Hometown Collective, LLC
- Fine Tuning on the BUMP Application and rules: tabled
- Tiny Tornadoes updates
- Chamber updates: 0y
- Other

- **Were these things voted upon**
  - CD at FCCU
  - OTP proposal
  - Oakes Area Community Foundation
  - Other
- **Ongoing business to discuss if necessary**
  - 
  - **For the good of the order**
    - Need to look at a date for the annual meeting: March 9, 2023?
    - Board terms
    - Next meeting: Thursday, January 12, 2022,
  - Adjournment

*Oakes Enhancement, Inc. mission statement: Oakes Enhancement, Inc. (OEI) shall create an environment that stimulates commercial, industrial, and residential growth and development while enhancing the quality of life in the greater Oakes, North Dakota trade area.*

**Length of Services:** January 1 - December 31, 2023

**Payment schedule:** Monthly on the 1<sup>st</sup>

**Proposed Annual Rate:** ??

**Reporting:** We will submit a monthly report sharing the results of our efforts and do our best to attend every meeting in person.

**Services to be provided:**

**Business Development:**

1. Support current businesses to achieve expansion efforts and develop succession plans, when applicable
2. Support the successful launch of new entrepreneurs and small businesses
3. Actively maintain our current business inventory and pursue tenants
4. Connect businesses to all available local, state, and federal resources, including education and training opportunities
5. ~~Develop a remote worker initiative~~

**Business Services Reporting Metrics:**

1. Current businesses supported, and any resulting benefits stated
2. New businesses launched
3. New business leads and any conversions
4. ~~All training offered and # of participants attended~~
5. ~~Status updates on remote worker program~~

**Quality of Life:**

1. Provide education and training programs to support the individual growth of our residents
2. Work with regional partners to develop a housing initiative in Oakes
3. Offer several community events, including vendor shows and maker's markets
4. ~~Begin development of an Oakes Alumni Association~~

**Quality of Life Services Reporting Metrics:**

1. All training offers and # of participants attended
2. New families moved to Oakes
3. ~~OPS census data~~
4. ~~Develop a rubric to determine the economic impact of local events~~
5. ~~Status updates on the housing initiative~~
6. ~~Status updates on Alumni Association development~~

**Other considerations:**

- This proposal does not include the time required for grant writing although some will happen anyway.
  - We can connect to the right opportunities and outsource grant writing, if necessary. May require further cost, but it's worth it.
- Oakes needs to be represented at a state level. We need to be at the table to get the attention of the resource providers. To accomplish this, we'd also recommend:
  - EDND membership
    - Plus, allowances to attend conferences + Main Street Summit
  - ~~Dakota Resources Learning Network Membership~~

- Either party reserves the right to cancel the agreement with a 30-day notice.

## 2022 Year-End Economic Development Report

### Grants Accessed:

- Pocket Park
  - Kubota \$100k
  - T-Mobile \$100k
  - Garrison Diversion (March 2023)
- APUC for Hearthside \$150k
- OEI funding
- Oakes Area Community Foundation Grants
  - \$3k for Chamber to support nonprofits
  - \$1k to launch BIO Girls
- \$50k to Burgum Foundation for Rural Mastermind program (2023)
- State Recreation Grant for Drop Tine Lodge \$20k
- APUC for RentEase
- Partners in Planning for state of ND - city didn't approve
- Total applied for: \$424,000

### Grants Received:

- ND Council on the Arts - \$7,800
- APUC for Hearthside Winery and Vineyard - \$84,500
- Ottertail Power Company - \$20k
- Total secured: \$112,300

### Community/Regional Initiatives Led:

- Launched BIO Girls
- Housing
  - Led DART discussion
  - Hosted Hometown Housing (Milnor and Hankinson are pursuing)
- Dickey County Health District: facilitated both the startup of the Oakes and Ellendale groups
- Community Beautification in Oakes
- Brought Job Service back to Oakes for outreach once a month
- Hosted a lunch n' learn series
- Gevo - facilitated this entire discussion
- Dog Park
- Value of Coordination: \$6,500

### Nonprofits Supported:

- Chamber
  - Pocket Park development

○ Ongoing member planning + support

- PEO
- Oakes Fire Hall
- Student Council
- DECA (locally and at NDSCS)
- Tiny Tornadoes childcare
- American Legion buildout in Ellendale (Gary Dathe)
- Value: \$15,000

Existing Businesses Supported:

- Moving Mountains Daycare
- Miller's Fresh Foods
- Corner C Store
- AHR Construction
- The Butcher Shop
- Addison K. Creative Co.
- B & B Gardens
- Ron's Heating
- 2G Grinding
- Lisbon Vet Service
- Oakes Grand Theatre
- Dry Run Lodge
- Carquest
- M & W Drilling
- 502 Flair
- Season's of Style
- Wellness Central
- Discover Nutrition
- Value: \$5,400

New Businesses:

- Recruited the new bakery owner in Oakes
  - Working with Dr. Rath replacement - she's planning to keep all the satellite locations 2
    - Sale of ShopKo building - gym moved to this location
  - Silver Coin Laundry
  - BK Floral
  - Dr. Buck Cotter
  - Sisters Kitchen
  - Hearthside Vineyard and Winery
- Value: \$15,000

Marketing/PR:

- Media:
  - Hosted and facilitated a live broadcast of The Chris Berg Show in September
  - Hosted and facilitated BEK TV featuring Oakes in their My Hometown segment on Ladies of Another View'
  - Hosted KFGO radio
  - Regular Midweek Focus segments
- Written features:
  - North Dakota Council on the Arts feature
  - Fargo-Moorhead EDC newsletter
  - FM-Chamber newsletter
  - Aberdeen American News
  - Women's Business Center article
  - Cass County Electric newsletter feature
- Podcasts:
  - Do Good Better (Fargo)
  - Rendezvous Region (Cavalier)
- Speaking
  - Hankinson - community annual meeting
  - 3-part series in Casselton
  - Senior business class at UJ ○ Possibility Summit in Fargo
  - Business class at Kansas State
  - Wahpeton - entrepreneurship results program for the community
  - NDSCS support
    - Spoke to students in marketing and business
    - Coached their DECA programs
  - Facilitated the SE economic developer's meeting
    - The plan is to continue to lead them going forward
    - Nominated for a Main Street award at the Main Street Summit
    - Hosted a SheStartsWeek session
    - Offered a session at the Business Symposium for the FM-Chamber
- Value (estimated based on marketing/advertising rates): \$30,000

Community Events Hosted:

- Dickey County Commissioner's Forum
- Community Mental Health Summit
- Both housing initiatives
- Art shows (4)
- Art event with music and workshop
- Active Arts classes (2)
- Rep. Kelly Armstrong visit
- ND Water Commission meeting
- SBDC meeting

- ND workforce development council meeting
- Visitors to Oakes: over 1,000 new visitors from 10 different states
- 25,000 views of our live-streamed videos
- Donated use of facility: \$3,600 2023 Partnerships:
- Active Arts, Oakes Area Chamber, Cass County Electric, Ottertail Power, BankNorth, Dickey Rural Network Jobs Created: 1 part-time and will become full-time in February Other:
- Personally, recruited an Oakes native back to work at Harris Machine
- Community Champion for the ND Department of Commerce's relocation program
- Write weekly Community Connection column in the Oakes Times
- Invited to Governor's roundtable on childcare at the State Capitol
- Launched a new website for the city with the Chamber
  - Huron, SD business owner discussed launching clean energy business here
  - Helped Dickey County JDA refine and further develop their application process

### Gaming Funds Process Proposal

1. Could we treat the gaming funds application process similarly to how we approach the BUMP?
  - a. You could have a basic application, different from the current state gaming application.
    - i. You could fund a maximum of 25% of their total raised dollars, not to exceed, a specific threshold, perhaps \$5,000.
    - ii. If the concern is total given each year, there could even be an annual cap of giving.
2. You'd always have the right to fund more/outside of this if you'd like to make an exception.
3. Reasons:
  - a. Gives the nonprofits a better gauge of what you fund and what you don't.
  - b. Establishes a precedent with fair rules for all parties involved
  - c. Forces the nonprofit/group/organization to do some additional fundraising prior to coming to you.
  - d. With proper marketing, it would better ensure the gaming funds get depleted each year