

Oakes Enhancement, Inc. (OEI)

SPECIAL MEETING

Date: January 11, 2013

Place: Oakes Armory

Time: 11:45am

Directors Present: Skjefte, Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer,

Directors Absent: Quandt, Haring, Zimmer

Guests: Harris Machine 5 employees

President Steve Dahlstrom called January 11, 2013 Special Meeting of the Oakes Enhancement, Inc. Board of Directors to order at 11:45am. The meeting was held at the Oakes armory with eight board members and five guests present.

The purpose of the special meeting was to hear a proposal by Harris Machine Company concerning another PACE Loan interest buydown.

Presenting was Jay Harris with comments from additional Harris Machine employees

Presentation Points:

- Purchase a piece of machine tooling equipment to enter work in the oil and gas fields.
- Doubled employees since the purchase of the new facility: 26 to 52.
- Cash flow constraints comes with growth.
- PACE loans allow cash to remain in the company.
- Need to diversify.
- Looking to diversify the customer base.
- Working on entering oil and gas market for approximately one year to lay the groundwork to enter the market.
- The equipment would be the first in the state -- and it appears there is a return policy in place if the use of the machine is not profitable for the business.
- With this machine other business could be tapped to bring in extra revenue
- 3 to 5 people could possibly be added to their workforce with this machine.
- The purchase of this machine could lead to better productivity on the existing machines in the building -- some of these machines are only operating at 30 – 40% capacity.
- The machine would cost approximately \$400,000.
- Community buydown would be approximately \$10,885.75 over 5 years -- but the loan basis points seem a bit high.

M(Conklin)S(Hoelscher)P: to participate in an interest buy down with Harris Machine on the purchase of equipment to break into the gas and oil market contingent upon the basis buydown points possibly being lowered. The total dollar amount of the loan would be \$326,640. If the basis points are not lowered the community buy down portion on the loan would be \$10,885.75

Housekeeping Items:

- Next meeting scheduled for the end of January to review financials prior to the annual meeting.

- Annual meeting scheduled for February 7, 2013 -- 5pm at the Angry Beaver. Light meal followed by a presentation on the area housing survey. The presenter would be Deb Kantrud. Also, some thoughts to hear from a cross section of local businesses.
- Skjefte stated Billy Henjum would like to come to the meeting on January 29th. He has a new proposal to bring to the group.

There being no further business the meeting adjourned at 1:00pm.

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.



Oakes Enhancement, Inc. (OEI)

*Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365*

Date: January 30, 2013

Place: Starion

Time: 11:30am

Directors Present: Skjefte, Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Schnell, Quandt, Haring, Zimmer

Directors Absent:

Guests: Bill Henjum, Jerry Hollingsworth, Toni Ptacek (financial advisor)

Proxy Transfers:

Funding Forms:

⇒ Guests:

- Bill Henjum
- Jerry Hollingsworth
- Toni Ptacek

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Review financials with advisor Toni Ptacek
- Report – motion to receive and file.
 - Investing some of the dollars in the checking account
- Chamber funding for 2013
- Gaming:
 - Report:
 - Manager Retirement Bonus

⇒ Workforce/Education updates: Hoelscher

⇒ Theatre Updates (Schnell)

⇒ Annual Meeting---- some features

- Date: Thursday, February 7, 2013
- 5PM
- Angry Beaver Lodge
- Light meal followed by program and meetings.
- Guest Presenter: Housing Study (20 minutes)
- Business Updates (perhaps half a dozen each with 5 minutes)
- City Update
- Financial report
- Elections
-

⇒ Bright Beginnings financials and updates (Quandt)

⇒ Portable Bleacher Updates (Quandt)

⇒ Follow up:

- Oakes Police Department

Development Director

⇒ Report

- Other business – not reported in previous business.

Business /keep in mind items.

- ⇒ School property for Housing Development (Dahlstrom and Conklin)
- ⇒ Police Report (Forward)
- ⇒ Golf Course Updates
- ⇒ Business updates
 - General Irrigation
- ⇒ Housing information: See above.
- ⇒ Wind tower: see above.
- ⇒ Community updates
- ⇒ Other
- ⇒ Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: March 5, 2013

Place: Oakes Armory

Time: 11:30am

Directors Present: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha

Guests:

Call to Order.

⇒ Guests

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Report – motion to receive and file.
- Gaming:
 - Report:
 - Rent increase: increase from \$75 per month per machine to \$100 per month per machine.
 - Gaming review completed – one error in addition.

⇒ Theatre Updates (Schnell)

⇒ Bright Beginnings Updates: (Quandt)

⇒ Fund for Education

⇒ Research Site – reference April Haring email 2-19-13

⇒ Housing Summit: appointment of a housing task force:

- Dahlstrom, Zimmer, Zetocha, Sitzler and lending institution reps.

⇒ Community Development Director Report

⇒ Loan Status

Tara paid off.

H&D Cycles paid off.

Business /keep in mind items.

⇒ School property for Housing Development (Dahlstrom and Conklin)

⇒ Police Report (Forward)

⇒ Golf Course Updates

⇒ Business updates

- General Irrigation

⇒ Housing information: See above.

⇒ Wind tower: see above.

⇒ Community updates

⇒ Other

Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: April 2, 2013

Place: Oakes Armory

Time: 11:30am

Directors Present: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Guests: DECA, Post Prom

Call to Order.

FROM KARLA: DECA --- LC KJELLAND Post Prom

- ⇒ Guests
- ⇒ Secretary Report:
 - Minutes – motion to receive and file.
- ⇒ Treasurer's Report:
 - Report – motion to receive and file.
 - Gaming:
- ⇒ Insurance policy: Part of the policy still includes the wind tower – do we leave on -- the Best Family members are included in the policy.
- ⇒ Housing Committee Report: (Zetocha)
- ⇒ Theatre Updates (Schnell)
- ⇒ Bright Beginnings Updates: (Quandt)
- ⇒ Community Development Director Report

Business /keep in mind items.

- ⇒ School property for Housing Development (Dahlstrom and Conklin)
- ⇒ Nursery and Test Plot Site - updates
- ⇒ Community updates
- ⇒ Other
- ⇒ Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: May 7, 2013

Place: Oakes Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Guests:

Call to Order.

⇒ Guests

⇒ Secretary Report:

- Minutes – motion to receive and file: Pages: 2 & 3.
- Thank you received from the Post Prom and Bear Creek Roughriders

⇒ Treasurer's Report:

- Report – motion to receive and file: Pages: 3 - 10.
- CD coming due -- need a vote: Page: 11.
- Gaming:
 - Report: Pages: 12 & 13
 - Retirement –
 - Review to be done.
 - Currently doing a compliance
-

⇒ Theatre Updates (Schnell)

- As per Audrey -- not sure you can give gaming funds back.
- This should be checked.

⇒ NDSU Test Plots: comments from meeting held 5.1.13.

⇒ JDA updates

⇒ Housing Updates

⇒ Bright Beginnings Updates: (Quandt)

⇒ Community Development Director Report

Business /keep in mind items.

⇒ School property for Housing Development (Dahlstrom and Conklin)

⇒ Nursery - updates

⇒ Community updates

- Gardens for kid's project
-

⇒ Other

⇒ Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: June 4, 2013

Place: Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Call to Order.

⇒ Guests

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Report – motion to receive and file:
- Gaming:
 - Report:
 - Compliance review sent in and have not heard back.
-

⇒ Theatre Updates (Schnell)

- Any updates on installation
- First showing?

⇒ NDSU Test Plots

⇒ JDA updates

⇒ Housing Updates

⇒ Bright Beginnings Updates: (Quandt)

⇒ Community Development Director Report

Business /keep in mind items.

⇒ School property for Housing Development (Dahlstrom and Conklin)

⇒ Nursery - updates

⇒ Community updates

- Gardens for kid's project (leave on or take off agenda)
-

⇒ Other

⇒ Adjournment



*Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365*

Oakes Enhancement, Inc. (OEI)

Date: July 2, 2013

Place: Oakes Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Call to Order.

⇒ Guests

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Report – motion to receive and file:
- Ratify e-mail voting for donation to the Legion for Fireworks.
- Sponsorship of Dickey County Fair:
- Gaming:
 - Report:
 - Compliance review:
-

⇒ Theatre Updates (Schnell)

- Any movement on the transfer of ownership
-

⇒ NDSU Test Plots

⇒ JDA updates

⇒ Housing Updates

⇒ Bright Beginnings Updates: (Quandt)

⇒ Community Development Director Report

Business /keep in mind items.

⇒ Nursery - updates

⇒ Community updates

▪

⇒ Other

⇒ Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: August 6, 2013

Place: Oakes Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Guests: Kenny & Laurie Kelsen,

Call to Order.

⇒ Guests:

- Kenny and Laurie Kelsen --- Kelsen's Bakery

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Report – motion to receive and file:
- Gaming:
 - Report:
- Documentation of Authorized signers on accounts and CD's

⇒ PROJECTS

- Kelsen's Bakery
 - Ratify e-mail voting for Kelsen's Bakery.
 -
- Kim & Doug Schmit
 - Updates

⇒ Theatre Updates (Schnell)

- Any movement on the transfer of ownership
-

⇒ Any more word on the Weather Sensor

⇒ Bright Beginnings Updates: (Quandt)

⇒ Community Development Director Report

- Tourism update
- Family Dollar update

Business /keep in mind items.

⇒ NDSU Test Plots

⇒ JDA

⇒ Housing

⇒ Nursery

⇒ Community

⇒ Other

Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: September 3, 2013

Place: Oakes Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Guests: Cindi Bagley, Kim Schmit, Jeff Breker

Call to Order.

⇒ Guests:

- Cindi Bagley
- Kim Schmit: BUMP
- Jeff Breker: Garrison Diversion --- Oakes Research

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Report – motion to receive and file:
- Outstanding loans: Donna's Diner, Oakes Bowling, Prairie Printing, (Sent reminder to Irrigation City Electric)
- Gaming:
 - Report:

⇒ PROJECTS

- Updates on any projects

⇒ Theatre Updates

- No movie weekends.

⇒ Any more word on the Weather Sensor

⇒ Bright Beginnings: Funding update -- Dahlstrom or Quandt

⇒ Community Development Director Report

- Any updates or new projects

Business /keep in mind items.

⇒ NDSU Test Plots

⇒ JDA

⇒ Housing

⇒ Community

⇒ Other

Adjournment



Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365

Oakes Enhancement, Inc. (OEI)

Date: October 1, 2013

Place: Oakes Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring, Zimmer, Zetocha, Sitzler

Guests: Jeff Breker, Roberta Forward (Active Arts Club, Inc)

Call to Order.

⇒ Guests:

- Roberta Forward
- Jeff Breker: Garrison Diversion --- Oakes Research

⇒ Secretary Report:

- Minutes – motion to receive and file.

⇒ Treasurer's Report:

- Report – motion to receive and file:
- Outstanding loans: Donna's Diner, Oakes Bowling, Prairie Printing, (Sent reminder to Irrigation City Electric)
- Would you be willing to pay a small fee for rental space in the KDDR building to use for storage of files?
- Lease agreement with the Best Family
- Gaming:
 - Report:

⇒ PROJECTS

- Updates on any projects

⇒ Theatre Updates

- No movie weekends.

⇒ Any more word on the Weather Sensor

⇒ Bright Beginnings: Funding update -- Dahlstrom or Quandt

⇒ Community Development Director Report

- Any updates or new projects

Business /keep in mind items.

⇒ NDSU Test Plots

⇒ JDA

⇒ Housing

⇒ Community

⇒ Other

Adjournment



*Oakes Enhancement, Inc.
PO Box 365
Oakes, ND 58474-0365*

Oakes Enhancement. Inc. (OEI)

Date: November 5, 2013

Place: Oakes Armory

Time: 11:30am

Directors: Hoelscher, Schnell, Schmaltz, Dahlstrom, Conklin, Forward, Ulmer, Quandt, Haring,
Zimmer, Zetocha, Sitzler

Guests:

Call to Order.

Business items for November

Water assistance program --

Theatre fund overages:

- ⇒ Guests:
- ⇒ Secretary Report:
 - Minutes – motion to receive and file.
- ⇒ Treasurer's Report:
 - Report – motion to receive and file:
 - Gaming:
 - Report:
- ⇒ PROJECTS
 - Updates on any projects
- ⇒ Theatre Updates
 - No movie weekends.
- ⇒ Any more word on the Weather Sensor
- ⇒ Bright Beginnings: Funding update -- Dahlstrom or Quandt
- ⇒ Community Development Director Report
 - Any updates or new projects

Business /keep in mind items.

- ⇒ NDSU Test Plots
- ⇒ JDA
- ⇒ Housing
- ⇒ Community
- ⇒ Other

Adjournment

2013 December agenda is missing

