

Oakes Enhancement, Inc.

Date: Tuesday, January 6, 2004

Time: 12:00 Noon

Place: Otter Tail Power

Directors Present: Sitzler, Coyne, Ptacek, Schnell, Dawson, Kraemer

Directors Absent: Andersen, Vogel, Brummund, Hoelscher, Gross, Skjefte, Bohannon

Guest: Bernard Vculek, Pete Awender

President Gary Schnell called the January 6, 2004 meeting of the Oakes Enhancement, Inc. board of directors to order welcoming guests Bernard Vculek and Pete Awender.

- The Scholarship Program offered through Oakes Enhancement, Inc. was tabled. Things to be done with this program include.
 - Make arrangements to present to the Junior class members.
 - Select question for the essay.
 - Make any changes necessary to the program.

_____ Review of Minutes and Correspondence

MM/S/C to accept the minutes of the December 10, 2003 meeting as printed.

CURRENT BUSINESS PROJECTS

_____ **JLG**

Contact made with Coyne---proposal to be addressed---wanted in writing.

Meeting with state officials

- Bernie has called the governor's office concerning this project.
- Schnell has been in contact with officials as well.
- State seems to be in the 0% Loan thought process with \$375,000 considered a grant if still in operation after two years.
- Points from letter sent to Charlie.
 - State needs an official proposal.
 - \$750,000 0% loan for 12 years with no payments for first three years
 - There are provisions for forgiving part of the loan if points are upheld by the JLG side
- ❖ Stipulations from the state need to be put into writing. Especially as concerns payback if JLG pulls out-----payments frozen until another tenant is found.
- ❖ New jobs created should be part of the mix as far as forgiving the loans.
- ❖ Tie to the lease the fact --- if JLG pulls out---the equipment they put in would become property of OEI.
- ❖ Graduated lease payments to accumulate a reserve.

Proposal notes:

- Adjust figures to reflect above comments.
- Make sure things are in writing.
- Make sure there is a safety net for OEI.
- We are giving JLG a reason to expand.
- Feeling is JLG is a good mind set.
- Perhaps not ready to move the Mexico operation to the area.
- Currently hiring-----especially welders
- "Just in Time" warehouse thought
- Tie new jobs to additional grant funding.
- Freeze on payments until we have a new business (tenant) in the building if things fell through.
- **GET ALL THESE THINGS IN WRITING!!!!!!!!!!!!!!**
- NOTE: does the state want to know our proposal to JLG????
- Need answers from the state before we propose to JLG.
- Proposal to JLG: 30,000 square foot building (15 – 20 employees) - they provide the equipment, and the equipment becomes part of the building. ----Leasing the building from OEI.
- More grant dollars based on additional new jobs created---anything over 100 jobs is \$10,000 per employee as a grant per job created.

- No lease payments first year----2nd year \$2500----3rd year \$5000-----4th – 12th year at _____
- Make sure the equipment supplied by JLG becomes the property of the building owned by OEI.
- Verbage: Based on these assumptions this is what we are proposing to JLG. We are not telling them how to run their business. We must start somewhere.

____ OAKES COMMUNITY HOSPITAL

- Bernie Vculek and Schnell met with Brad Burris. OCH is negotiating a fee with Laura Nelson as to fund raising issues.
- Reviewing applicants for project coordinator
- Site locations---leaning to the Vculek property—possibility of expansion.
- Working on establishing a local foundation
- Size of the hospital was discussed—Make it so it works—would prefer more fund raising instead of cutting back on the facility.
- Program for the annual meeting

____ PCI

- ✓ **All is a done deal!!! Success!!!**
- ✓ **Check received \$150,200.**
- ✓ **Loans Paid, also filing fees, Paid loan papers received.**

____ McCarthy House

- Pete Awender attended the meeting to report on the listing of this property.
- Open house did not take place---waiting for February if we continue the listing. One inquiry---to date.
- Listing at 4.5%
- Sidewalk is an issue---What is the city policy?
- Pete will only represent OEI and not the buyer in a sale situation.
- Completing the finishing wiring
- Countertop: Custom countertop without seams at no additional charge
- The house shows nicely.
- We need a sign saying it is listed for sale with Pete Awender.
- **MM/S/C to extend the listing contract until April 15, 2004.**
- **MM/S/C: to pay the interest (\$1453.12) and renew the McCarthy house loan at Starion Financial.**

REVIEW OF TREASURER'S REPORT

Treasurer Ptacek will adjust the sheets to reflect the closing on the PCI property.

- Balance Sheet
- Profit & Loss

PRESENTATION OF BILLS

____ Development Director Wages: 30 hours total
 ____ Development Director Expenses:
 ____ Otter Tail Power: (PD)
 ____ Mileage for Coyne & Schnell---JLG Bismarck Trip Coyne: 500 miles Schnell: 360 miles
 ____ Taxes due: McCarthy: \$141.56 and Andrews Addition: \$162.45

MM/S/C: to pay the above listed bills/wages/expenses.

ANNUAL MEETING

- Date, Time, Speaker:
 - Brad Burris and CHI for speakers:
 - February 3 or 5th-----location: Charlie will work things out and select the best date—
 - Picture displays by Kraemer.
- *****Certificate of appreciation for Gross

- **MM/S/C: to have the annual meeting at the Other Side. Menu of chili—meat & Cheese trays and veggie trays.....**
- Board positions----Dale Skjefte (up for re-election) -----possible candidates for the Gross position: Brad Breitbach, Bernie Vculek, Brian Vculek, Sonia Meehl, Dani Dahlstrom,
- Change in bylaws for advisory positions: tabled until the bylaws are read as to how much advance notification is needed to amend the bylaws. +++NOTE: Bylaws state two days notification is needed stating amendments/changes will be voted upon.

Current Projects

GAMING

- Status of Blackjack at both establishments
 - Ptakek had appointments and left the meeting early. She will explain the reports at the next meeting.
 - Status of Gaming Apparel (shirts) (Karla)-shirts picked up.
 - The bill is \$144 and will be paid by the gaming account.
- Signed Contracts with Rudy's and Angry Beaver

DAKOTA STATE LINE REGIONAL ALLIANCE

- Next meeting will be January 26, 2004.
- DSLRA will be invited to the annual meeting of OEI.
- REAP meeting February 18 – 19. Kraemer will not be able to attend.
- Pre-application submitted by Sitzler for investigating the quality of life of our aging population.

TOURISM

- Reimbursement for expenses---Brummund not available

FUNDS OUT TO

- B & K (2001 & 2002---payments of \$2500 each year---received \$250---11-28-03)—Did not receive any payment in December.
- Rudy's (**January 5, 2004**) (\$15,000)-letter sent.
- Angry Beaver (September 2003)—outstanding balance: \$4,000
- Oakes Feed (**January 5, 2004**) (\$3,800) ---letter sent.

NEW PROJECTS

- **McCarthy/VoTech House**
 - Contracts—with dollar figures and completion date
 - Points covered earlier in the meeting.
- **hometown electric – wiring new facility at Kustom Machine.**
- **The Yellow Shutter** – Foundation Funding – Cindy Bagley
- **B & B Gardens---Reva Bohnenkamp & Angie Bollinger**
- **Pizza Ranch:** Jim Lees is meeting with Salbergs on Wednesday, January 7th. Lori dropped off information with Geri Coyne. It was given to Kraemer to take to the meeting with Lees.

HOUSEKEEPING

- COPY MACHINE: Grant funding---waiting for response.
- Survey letters sent out to businesses serviced by OEI.

REPORTS/UPDATES:

- Park Board----Swimming Pool
- REAP
- **Video Conferencing:** \$19,500 state grant and \$500 from Dakota Valley---A \$30,000 project-----Should contact the County JDA to secure more funding in order for this to become a reality in the near future. OEI

indicated previously; they would like to be involved in this project as well. **MM/S/C to donate \$2500 from the Charitable Trust Account for the Video Conferencing Project.**

- Community Foundation Meeting: Meeting January 13, 2004-----2:00 PM

DEVELOPMENT DIRECTOR REPORT

- Done throughout the meeting.

END OF YEAR REVIEWS

- Tabled

COMMUNITY STRENGTHS

- Coyne would like the survey turned in to her as soon as possible.

WE NEED RURAL AREAS HEARD AT THE STATE LEVEL

Some points from a meeting attended by Coyne.

- Increase number of rural residents on statewide boards.
- Statewide leadership program
- Funding for Regional Councils
- Find ways to fund development in sparsely populated areas.
- Rural daycare
- Housing
- Tech utilization

NOTES:

- Scott (Phil Hansen's friend) is interested in moving his dairy operation to ND from Buffalo, NY
- Coyne has asked Don Frye to check into this matter.

_____ Keep in mind.

_____ Julie Mangnall and spinning

_____ Monica Peldo to come to a meeting----Charlie to invite to the annual meeting.

_____ Irrigated Vegetables

_____ Wind Energy

_____ Equidistance Planter

_____ Vculek Expansion

_____ Dialysis

_____ Old Oakes Times building

_____ Minimum Security Prison

_____ Budget Planning Meeting

_____ Acknowledgement for Dave Ross

_____ Community Project: Parks---lighting on Main----Pool

_____ Scholarship for Oakes High School Junior— (Leave on agenda so it is not forgotten)

_____ Adjournment: _____ 2:00 PM

_____ **Strategic Plan Score for the Meeting**

Oakes Enhancement, Inc.

Date: Wednesday, January 21, 2004

Time: 12 Noon

Place: Otter Tail Power

Roll Call: Schnell, Dawson, Ptacek, Sitzler, Skjefte, Brummund, Hoelscher, Bohannon, Coyne, Gross, Kraemer,

Agenda

_____ Call to order

_____ Approval of Sec. Report

_____ Box rent billing: annual \$38.00.

_____ Bills paid.

VISA: JLG mtg in Bismarck \$65.25 (meal) Gaming \$20.86===total \$86.11

Helm & Associates: \$119.25 –part of pledge of \$7500 to the swimming pool project (\$298 left)

Economy Oil LP: McCarthy house \$183.60

_____ Correspondence: VoTech—thank you for donation to video conferencing.

_____ Business points

_____ Board Positions

_____ Financial Statement: Questions from Ptacek

_____ Agenda for annual meeting

_____ Progress on Projects

see minutes from January 6, 2004 meeting.

(Need correspondence for office file)

_____ Report from JDA meeting

_____ Ringdahl Seminars

_____ Other

_____ Other

_____ Adjournment

Oakes Enhancement, Inc.

Date: Wednesday, January 21, 2004

Time: 12 Noon

Place: Otter Tail Power

Directors Present: Schnell, Sitzler, Hoelscher, Bohannon, Kraemer,

Directors Absent: Coyne, Dawson, Ptacek, Skjefte, Brummund, Gross, Andersen, Vogel

President Gary Schnell called the January 21, 2004 meeting of the Oakes Enhancement, Inc. Board of Directors to order putting business on hold due to lack of a quorum.

Box rent billing: annual \$38.00: Permission to pay this bill was given.

➤ _____ Bills paid.

- VISA: JLG mtg in Bismarck \$65.25 (meal) Gaming \$20.86===total \$86.11
- Helm & Associates: \$119.25 –part of pledge of \$7500 to the swimming pool project (\$298 left)
- Economy Oil LP: McCarthy house \$183.60

A thank you was read from the Career & Technology Center for the donation to video conferencing.

Business points

_____ Board Positions

- Gross will not be seeking reelection ---- Skjefte will run again.
- Schnell asked Brad Brietbach.
- Kraemer will speak with Bernie Vculek.

_____ Agenda for annual meeting

- Speaker will be David Gray on the Renaissance Zone
- Meeting planned for February 5th at the Angry Beaver.
- Kraemer will contact the members of the DSLRA to be guests of the meeting.
- Presentation by Fran Brummund---tourism and oakesnd.com
- Voting on bylaws—new formatting and clauses
- Photo tour by Kraemer
- PCI a success story
- Grand Forks Herald from Marketplace
- DSLRA report
- Annual Meeting for REAP –Feb 18-19-----in Hettinger----17th Leadership training.
- Ballot for elections
- Hospital—wind energy—prison—dialysis—swimming pool—ERI—
- Dave Ross to attend the annual meeting for recognition.
- Recognition of Colette Gross
- Inviting: Peldo, County Commission,
- Survey of the elderly
- VoTech house-----Open house planned----
- Grant application on wind energy
- Scholarship program

- JLG: Bonnie Mallo called from Paul Golvig's office to clarify points. The letter sent to Golvig's office was changed to reflect 100 jobs (should it be a range such as 80-100) -----match of equipment from 1.5 million to \$750,000. State has not yet met on this matter.
- Report from JDA meeting
Meeting in Ellendale on 01-20-04 and they pledged \$2500 to the video conferencing center.
- Aagness had ordered the video conferencing equipment.
- Eugene Elhard is no longer the director of the Tri city group.
- Francine Brummund has accepted a job development position with Ellendale, ND.
- Attendance at upcoming meetings was discussed----GNDA, REAP, etc.

With no further business the meeting adjourned at 1:05 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

Date: Tuesday, February 3, 2004

Time: 4:00 PM

Place: St. John's Lutheran Church

Roll Call: Sitzler, Coyne, Ptacek, Schnell, Hoelscher, Bohannon, Kraemer, Skjefte, Brummund

Directors Absent: Gross, Dawson, Andersen, Vogel

Guest: Mary Galbreath and Julie Mangnall

President Gary Schnell called the February 3, 2004 meeting of the Oakes Enhancement, Board of Directors to order welcoming guests Julie Mangnall and Mary Galbreath of Oakes Feed Store.

Scholarship

- Vision of Oakes in 2015 and how the youth fit in---will you be here in 2015.
- Oakes Vision 2015: How do you fit in---essay theme for 2004
- Committee formed: Toni Ptacek.
- Orientation prior to attending the OEI meetings.
- Mentor idea
- \$500 upon enrollment/acceptance/entrance
- Attend three OEI meetings and give reports on school activities—fund raising—elimination of program, curriculum changes needed.
- Deadline for essays is March 31, 2004.

Oakes Feed: Julie Mangnall and Mary Galbreath

- Working from three locations. Corporation of 4 and 11 full & part time employees—30-36 hours.
- Upgrade loading facility. ---loading dock with a roof.
- Upgrade heating system
- Upgrade computer systems
- Upgrade phone system
- \$1 million in sales
- Employment wages @ \$90,000 (living wage jobs)
- 20% increase in revenue is the annual goal.
- Develop spin off businesses (in the future)
- Retail store renovations \$12,500
- Warehouse \$1500
- Office \$1600
- Dock \$25,000--estimate
- **Total \$40,600**
- Lead lender-----Starion—
- Using local as much as possible and they hope to continue this process.
- Taxable sales into Oakes \$10,000-first year-----now \$64,000
- Looking for total funding \$40,600
- Kraemer mentioned: Larson Fund-----Loan limit \$10,000.
- Need to make sure everyone knows Oakes Feed has a presence and what they offer.
- Establish Oakes as the feed capital of the area – a one stop shop.
- Feed and equipment
- Hope to turn 3 part time to full time with an additional 2 full time. Living wage jobs—in the next three to five years

THOUGHTS

- Interest buy down to 0% with Oakes Feed using a local financial institution.
- Does this qualify for value added ag?
- Looking for the loans to assist with the cash flow.
- This business brings people to town.
- Regional Council---CDLF – additional sources
- Proven track record
- Interest buy down makes it a grant-----Dale will compute the interest buy down.
- Must be an expansion equation in the granting of funds and loaning of dollars.

- Otter Tail uses a factor of \$1000 per job in the granting process.
- Skjefte will work with Oakes Feed wearing both hats---Starion and also OEI to make the best arrangement possible – He feels comfortable with guidelines discussed during the meeting.
- Collateral
-

Need to look at creating granting guidelines.

When is a grant justifiable and when is a loan justifiable????????/

Check with Regional Council and etc. on their criteria.

Kraemer will look at this.

NDSU Student internship-----Jodi Bruns contact

Service-learning program

Fran is working on this.

If interested—contact Jodi Bruns or the new person in her office.

>10-week internship

>30 paid hours and 10 volunteer hours.

>Issues to work out---Housing-----project====landscape, marketing, promotion

- Oakes Vet goes through a different school.
- Crete Grain---looking for someone but they have a specific person in mind.
- Upper-level class person
- Need to do press releases.

Marketplace review by Doug Sitzler

- Sitzler attended this event as did Brummund.
- Fannie Mae Seminar
- Sitzler attended housing seminars and has the information.
- Affordable housing---Making the financing more affordable—low and moderate income.
- Gap financing-----Lewis & Clark and ND Housing Programs
- Home health care cooperatives----information for DSLRA---looking for survey for elderly needs.
- Circle of Care – a Good Samaritan based group-----pilot project and is just beginning. Sitzler has a copy of their survey.
- Sitzler will present to DSLRA on the elderly survey. He has applied for a grant to examine the needs of the elderly in the area.

Financials received from Pizza Ranch.

- No request for funding
- Financials presented.
- Loan \$65,000
- Current owner will retain ownership of the building.
- Salbergs buying the franchise.
- The Oakes Pizza Ranch is the last one in the franchise not independently owned.
- The financials were reviewed.
- Buying equipment/recipes and the like
- Dollars are needed upfront - \$5,000 - \$10,000 - \$15,000 Down payment money.
- Kraemer has the narrative on the plan.
- Will look at this at the next meeting.
- Kraemer will communicate the current status of the program.

MM/S/C to approve the minutes of the Jan ---- meeting as printed.

____UPDATES

____Kustom Machine:

Could possibly report at the next meeting.

____JLG

____Result of conference call on 1-30-04

Kraemer, Sitzler, Schnell, Coyne took the call.

- Lee Peterson and other players were included in the conversation.
- \$750,000 0% loan with up to \$375,000 forgiven with stipulations tied to the number of jobs.
- Balance to be paid in 9 years.
- JLG \$750,000 match
- OEI provide land.

Need a formal written proposal—Kraemer has done this letter with input from Coyne and others.
Need a power point presentation.

OAKES COMMUNITY HOSPITAL

Who is the liaison between OEI and CHI?

Review of Treasurer's Report

➤ Financial review for the annual meeting

- Handouts from Ptacek Financial
 - Is our intent to depreciate the JLG building??
 - Bring back to a holding for investment – working back through the system.
 - Did not include dental and office stipend for Kraemer on the 2003 W-2—this will be remembered for next year.
 - McCarthy house---need to get the figures done on this project—costs over two years.
 - The report was gone through to clarify points for Ptacek Financial in preparing the financials for the tax report and the annual meeting.
 - JLG bond overage, do you want those funds in a special account.

Ptacek passed out gaming reports separating out Rudy's and the Angry Beaver
\$4000 should be given to the pool as the Blackjack proceeds.

5% of the W-2 retirement for Charlie and Eyvonne and 2.5% for O'Brien

CD maturing at FCCU---interest rate available 2-29-04---current 1.650.

MM/S/C renew the CD for 6 months at the rate available.

Presentation of Bills

____Sitzler meeting expenses – Fannie Mae Housing—lodging \$61.85 Mileage 380 X \$.31 =\$117.70 for a
total of \$179.65 **MM/S/C to pay this expense.**

____Development Director Wages N/A

____Development Director Expenses N/A

Details

Board positions

Names for ballot: Dale Skjefte, Jeff Forward, (have others been confirmed??)

Vculek (will if no other available), Dahlstrom (Schnell will ask), Breitbach (No)

Change in bylaws: formatting and proxy votes for board members.

_____ Funds out to

_____ B & K (2001 & 2002---payments of \$2500 each year---received \$250---01-27-04)---

_____ Rudy's (**January 5, 2004**) (\$15,000)-letter sent.

_____ Angry Beaver (September 2003)—outstanding balance: \$4,000

_____ Oakes Feed (**January 5, 2004**) (\$3,800) ---letter sent--**NOTE: full payment received 2-2-04.

_____ REPORTS/UPDATES:

_____ Park Board---Swimming Pool Fran Brummund stated there are funding sources available to the Park Board for the Pool. We need to be working with them to find others.

_____ Video Conferencing— The JDA gave \$2500 to this project. Thank you received for the donation and invitation to use once operational.

_____ Adjournment: _____ 7:00 PM

_____ **Strategic Plan Score for the Meeting**

Oakes Enhancement, Inc,
Annual Meeting

Date: Thursday, February 5, 2004
Time: 5:30 PM Social---6:30 PM Meal
Place: The Angry Beaver Lodge
Roll Call: 37 (10 DSLRA---1 GUEST---26 Members)
Guest Presenter: Richard Gray

President Gary Schnell called the 2004 Annual Meeting of Oakes Enhancement, Inc., to order welcoming guests from the Dakota State Line Regional Alliance.

Highlights of the evening:

- ❖ Dale Heinz attended the meeting representing the Oakes Park Board and received checks totaling \$5200 for the new Swimming Pool. \$4000 was profit from gaming and \$1200 was the annual payment determined by a profit formula.
- ❖ Doug Sitzler, President of the Dakota State Line Regional Alliance gave a brief update on the activity of the group. Doug recently attended Market Place and a Fannie Mae Housing Seminar. Looking at the needs of the future in regard to an aging population is a direction we need to be heading in. Using a survey, the group hopes to access the needs of the area and begin working to equip communities to be elderly friendly.
- ❖ Fran Brummund took the floor and gave a power point presentation on tourism, the development of the Oakes web site and use of web sites and North Dakota Tourism. Fran is currently the chairman of the Central Dakota Tourism Partnership. They are working diligently to promote the area as a joint venture and pointed out the benefits of developing tourism and working together.
- ❖ Treasurer, Toni Ptacek, gave the Treasurer's report and fielded any questions concerning the finances of Oakes Enhancement, Inc. The Board of Directors continues to use the funds at their disposal judiciously.
- ❖ Development Director, Charles Kraemer, presented a photo tour of recent business improvements, expansions, and the like, in Oakes.
- ❖ Speaker, Richard Gray, explained the Renaissance Zone to those present. Ellendale and Milnor are already in the program and were amongst the representatives of the Dakota State Line Regional Alliance. They picked up points on how to fine tune their program.
- ❖ Colette Gross was presented a certificate of appreciation for the years she has served on the Oakes Enhancement, Inc. Board of Directors.
- ❖ Elections: Upon seeing the ballot, President Gary Schnell opened the floor to nominations. Bernie Vculek was nominated but declined the nomination.
 - **MM/S/C to cease nominations.**
 - **MM/S/C to cast a unanimous ballot for the candidates listed (Dale Skjefte and Jeff Forward.**

- ❖ Schnell briefly covered the new formatting of the bylaws and the amendment to include proxy at board meetings for members of the board.
 - **MM/S/C (Voting by a show of hands) to accept the new formatting.**
 - **MM/S/C (Voting by a show of hands) to accept the proxy vote of board members.**

There being no further business the meeting adjourned at 9:05 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc,

Date: Wednesday, February 18, 2004
Time: Noon
Place; Otter Tail

Roll Call: Schnell, Forward, Coyne, Brummund, Sitzler, Skjefte, Ptacek, Dawson, Bohannon, Holscher, Kraemer, Andersen, Vogel

Agenda

_____ Call to order

_____ Comments from the annual meeting

_____ Financial Matters to discuss

_____ Check from JDA: \$730. —

_____ CD coming due at Starion: (02-25-04) Maturity balance will be \$11,472.31---Membership.
current time frame is 9 months—current rate 1.7% New rate to be determined.

_____ Do you want to do anything with the PCI savings at First State Bank?

_____ Bill at Ptacek Financial: \$1,245.

Quarterly payroll: No Charge

Financial Statements 2003: \$850

Tax return: \$370.

Workforce Safety letter: \$ 25.

_____ Fran and Karla

_____ JLG Letter

_____ Update on Oakes Feed

_____ Pizza Ranch

_____ Scholarship: Ptacek visited the school on Thursday, February 12th.

_____ DSLRA Annual Meeting: Monday, February 23, 2004—Angry Beaver

_____ Proxy voting

_____ Other

_____ Adjournment: _____ PM

Oakes Enhancement, Inc,

Date: Wednesday, February 18, 2004

Time: Noon

Place; Otter Tail

Directors Present: Schnell, Forward, Coyne, Stizler, Skjefte, Dawson, Bohannon, Hoelscher

Directors Absent: Brummund, Kraemer, Andersen, Vogel, Ptacek

Guest: Dave Ross

President Gary Schnell called the February 18, 2004 meeting of the Oakes Enhancement, Inc. (OEI) Board of Directors to order welcoming Jeff Forward as the newly elected Board Member. Jeff was given a packet containing minutes from past meetings, a strategic plan, and bylaws.

____ Comments from the **annual meeting:**

- Richard Gray – perhaps too in-depth ---- enthusiastic about his subject
- Good Meeting with much information
- **MM/S/C to select Gary Schnell as president**
- **MM/S/C to cast a unanimous ballot: Terry Dawson as vice president and Toni Ptacek as Treasurer**
- Food was appropriate for the event and the same menu should be used again.

____ **Financial Matters to discuss**

____ Check from JDA: \$730. —

____ CD coming due at Starion: (02-25-04) Maturity balance will be \$11,472.31---Membership.

Current time frame is 9 months—current rate 1.7% new rate to be determined.

MM/S/C to check into the shortest-term possible in case interest rates go up.

____ Do you want to do anything with the PCI savings at First State Bank?

MM/S/C to close the PCI savings account at First State Bank and put the balance in the money management account to have it accessible for the JLG project.

____ Bill at Ptacek Financial: \$1,245.

Quarterly payroll: No Charge

Financial Statements 2003: \$850

Tax return: \$370.

Workforce Safety letter: \$ 25.

MM/S/C to pay the bill at Ptacek Financial.

NDSU Extension Internship: Fran and Karla

- NDSU Extension Internship
- Park Board cannot pay the \$10 expected but pay \$7.
- Work 30 hours for pay 10 hours donated.
- Proposal for OEI and the city to split the \$900 cost----\$450 per entity.
- Already allocated \$500 for city beautification and that would be our portion.
- The park board will be responsible for the \$7 per hour.

Spring Clean Up

- Is this something to pursue.
- Speak to organizations to get everyone involved.
- OEI would be the lead group – organize the program.
- Volunteer coordinator for scholarship programs
- OEI needs to list what needs to be done.

- Visit with the Sr. Center to see if there are needs with that group.
- Will there be any liability problems?????????---sign a waiver?
- **MM/S/C to have Karla, Fran and Kathy Sitzler begin this program.**

JLG Letter

- The most recent letter was dated February 4, 2004.
- The letter has not been sent.
- Do not give too much information so a meeting is necessary.
- Letter should come from the group signed by Schnell.
- Must make binding agreements with JLG so ensure payback.
- Coyne will e-mail Paul Golvig this afternoon to make sure the letter fits the state plan.

Oakes Feed

- Skjefte met with T. Mangnall.
- Need for extra information---has not yet been reviewed by Skjefte.
- Will see what the bank can do with OEI doing the gap financing.

Pizza Ranch

- Schnell has the financials and updated figures.
- Loan of \$15,000 from OEI as the gap financing
- Loan accepted from the Iowa bank for \$50,000.
- Loan terms - \$15,000 interest free for two years – 7% payoff in 7 years.
- **MM/S/C to participate in a loan for the Salberg's in their purchase of the Pizza Ranch: \$15,000 -- 0% loan for two years and balance to be paid off in monthly installments over seven (7) years with a seven (7%) percent interest rate on the unpaid balance. Payoff to begin in the twenty-fifth (25) month of the loan. OEI would be listed as second on the equipment.**

Scholarship: Ptacek visited the school on Thursday, February 12th

- Ptacek made the presentation to the Junior class.
- The ball is not in the student's court to return the papers.

DSLRA Annual Meeting: Monday, February 23, 2004—Angry Beaver 6:30 PM

- Stitzler invited the group to attend.
- Speaker will be from the Circle of Care Pilot Program
- Goal to look at all aspects of elderly environment.

Proxy voting

- Papers were signed for proxy voting of Board Members.

Standard forms for review of employees

- Coyne will look into the forms Otter Tail uses

Tour of Kustom Machine: March 2, 2004

There being no further business the meeting adjourned at 1:15 PM.

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

Date: Tuesday, March 2, 2004

Time: 4:00 PM

Place: Otter Tail Power

Directors Present: Sitzler, Coyne, Skjefte, Dawson, Schnell, Hoelscher, Bohannon, Kraemer

Directors Absent: Ptacek, Brummund, Andersen, Vogel, Forward

Tour: Kustom Machine (not ready)

Call to order.

President Gary Schnell called the March 2, 2004 meeting of Oakes Enhancement, Inc. (OEI) to order calling for approval of the minutes from the February 18th meeting. **MM/S/C to approve as printed.**

Review of Treasurer's Report: **MM/S/C to accept the Treasurer's report as printed.**

*****Need to take the PCI furniture and fixtures from the Balance sheet.**

- Balance Sheet: Not official as the statements arrived today.
- Profit & Loss: Not official as the statements arrived today.
- Maturing CD's: The following CD's were renewed for short term in hopes the interest's rates would increase by fall: Starion (renewed for 6 months at 1.03%) – FCCU: 1.0% for six months.
- OEI – PCI savings at First State closed and sent to American Express Cash Management Account \$19,592.14
- Bills paid: Please see Business Checking Report for February
- Community Labor Survey: Oakes participation fee-- **MM/S/C to pay the fee of \$1000 for participation in the Labor Survey. (Kraemer will check on the actual amount agreed upon at a previous meeting.**

Presentation of Bills

- Bills were just received from the Oakes Times (McCarthy house) and Prairie Printing (Cartridge – Kraemer) and will be paid as part of the standing motion to keep current on bills.
- Development Director Wages: Not available at agenda print time.
- Development Director Expenses: Not available at agenda print time.

Current Projects

Gaming

- Communication from Attorney General
Ptacek has taken care of this matter. It dealt with the Golf Course Raffle.
- Steuck alternates closings BJ at the Beaver and Rudy's when short dealers.
- Order flowers for Steuck.

DSLRA: Report given by Sitzler.

- Circle of Care presentation---Feb 23, 2004: 27 presents for the meeting.
- Good discussion
- Richard Rathge (sp)has been contacted to get some baseline demographic information.
- Once the information has been received the survey will begin
- Bohannon and Sitzler attended the County Commission meeting on March 1, 2004—They were working on the strategic plan. Sitzler-----will take part in the upcoming meetings (April) representing OEI and DSLRA.
- Next DSLRA meeting is March 29, 2004 – At the VoTech---Brummund should attend this meeting as tourism is part of the DSLRA strategic plan.

TOURISM

- Brummund is currently at a tourism conference.

Funds out to

- B & K (2001 & 2002---payments of \$2500 each year---received \$250---01-27-04)—
 - *No additional payments received as of (2-27-04)
- Rudy's (**January 5, 2004**) (\$15,000)-letter sent.
 - *No communication (Kraemer checking on this)
 - Is a payment plan needed?

- Angry Beaver (September 2003)—outstanding balance: \$4,000
 - Kraemer will check with Shawn.
 - Do we need to set up payments????

Project Reports

____ **Scholarship (Due date is March 31, 2004)**

- To date no applications have been returned.

____ **Oakes Feed**

- Skjefte is working with this project.
- Skjefte has been working with T Mangnall.

____ **Pizza Ranch**

- Sample agreement was reviewed.
- Bank of Iowa requesting Salbergs do business with a local lender as well (working with Starion)
- Get the membership fee from Pizza Ranch.

____ **JLG**

- Letter has been sent.
- No response has been received.

____ **Oakes Community Hospital**

- New Board member is Budd Larson.

____ **Internship Program with NDSU**

- 10-week internship
- 30 paid hours and 10 volunteer hours
- This is not yet in place for the city.
- Looking at a landscape student to assist with the pool and parks.

____ **Wind Energy meeting attended by Vculek.**

- **Invite Vculek to the next meeting.**

____ **Progress on building project SE VoTech: McCarthy**

- An open house was held in February – the house shows well.
- Board members need to visit the house (Kraemer will arrange)
- There is some interest in the house.
- Bill from Mertz Lumber: \$119,745. total for house
- Due: \$44,745
- \$1000 for wiring for the VoTech (incidentals)
- Realtor fee at 4%
- House price at \$130,000
- Could be a very break-even situation with no funds to the VoTech.
- **MM/S/C to pay the bill at Mertz with funds \$30,000 from Project Account and Balance from business checking account.**

____ **hometown electric**

____ **The Yellow Shutter**

- No contact with them– Foundation Funding – Cindy Bagley
- Working with Jim Leese
- Not prepared to show their business plan.

- _____ **B & B Gardens**---Reva Bohnenkamp & Angie Bollinger
 - No feedback from Jim Leese on this project

HOUSEKEEPING

- _____ **OEI Evaluation Survey letters**
 - Only one returned.

- _____ **End of Year Reviews** (Performance reviews)
 - Coyne put together information to take care of this task.
 - Board members fill out the form.
 - Form compiled by a committee.
 - Reviewed and discussed by the committee.
 - Get comments from the employees.
 - All board members to fill out the submitted form.
 - Committee of Coyne and Dawson
 - Time frame – bring to the next meeting.
 - Each board member will print their own forms.

REPORTS/UPDATES:

- _____ **Park Board**
 - Meeting scheduled for Wednesday the 10th of March.
 - Joint planning and brainstorming session
 - Swimming Pool is moving along.
 - Kraemer is available to assist with the grant procedure.

- _____ **REAP**
 - 63 people attended the Sorelli (sp) meeting – Put your resources into micro businesses (3 – 5 employees)
 - Did not have a quorum for the board meeting.
 - Postponed until later this month-- This meeting will be a tele-meeting.
 - Kraemer is nominated for the president.
 - Rural Coalition meeting to be brought into play- moving along their strategic plan.

- _____ **Video Conferencing**
 - The equipment has been ordered and is showing up.
 - Room arrangements to be decided.

- _____ **Community Foundation**
 - B & B Gardens
 - Yellow Shutter
 - Waiting on information

Development Director Report

- _____ Public meeting on the Department of Transportation
 - Classification of the roads
 - Important for representation from OEI
 - Impact on the use of roads by the elevators
 - March 15th in Ellendale and Valley City
 - The unit trains will impact road usage.

Irrigated Vegetables

- Letter received from John Zetocha.
- Requesting assistance of \$2000 to continue their work.
- Working on a three-year plan
- Kraemer visited with Mark Schlenvogt and Dennis Rodine – value added ag.
- Have had some success with onion marketing.
- Brian Vculek is involved in this - along with Norm Haack.
- Invite Brian to the next meeting – Rudy Radtke –
- More information is needed before underwriting additional funds.

DAWSON Comments:

- New company in Langdon
- Did Oakes have a shot at this? If so, why was not Oakes included.
- Department of Commerce sends out requests to certain communities.
- Send out to places that meet a certain criterion.
- Department of Commerce needs a data base of criteria.
- Should Oakes send in their information – toot your own horn?

CHAMBER BOARD COMMENTS FROM BOHANNON

- Pride of Dakota Showcase during Irrigation Days
- Welcome home for the Troops during Irrigation Days
- Patriotic Theme for Irrigation Days

OAKES WEB PAGE

- Management of website
- Questions concerning Dickey Rural servicing the website.
- Oakes got into govoffice prior to Dickey Rural entering the web hosting.
- Should get the proposal – invite them to a meeting.

Adjournment: 5:50 PM

_____ **Strategic Plan Score for the Meeting**

Respectfully Reported, Audrey O'Brien, Secretary, Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

Date: Wednesday, March 17, 2004

Time: Noon

Place: Otter Tail Power

Roll Call: Schnell, Brummund, Dawson, Skjefte, Sitzler, Ptacek, Coyne, Forward, Bohnannon, Hoelscher,
Kraemer, Andersen, Vogel

Guests: Bernie Vculek, Brian Vculek

Agenda

_____ Call to order

_____ Introduction of Guests

_____ Review of Minutes

_____ Treasurer's report: Directors Sheets (Jan & Feb. 2004) -----Gaming Reports

_____ Project updates

_____ Metal Stamping

_____ JLG

_____ McCarthy

_____ Internships

_____ Oakes Feed

_____ Pizza Ranch

_____ Irrigated Vegetables

_____ Others

_____ hometown electric

_____ Yellow Shutter

_____ B & B Gardens

_____ Scholarship

_____ Web Page

_____ Housekeeping

_____ REAP

_____ Park Board Meetings

_____ Year End Reviews

_____ Other

Adjournment: _____pm

Oakes Enhancement, Inc.

Date: Wednesday, March 17, 2004

Time: Noon

Place: Otter Tail Power

Directors Present: Schnell, Brummund, Dawson, Skjefte, Sitzler, Bohnannon, Hoelscher, Kraemer

Directors Absent: Coyne, Andersen, Vogel, Forward, Ptacek,

Guests: Bernie Vculek, Brian Vculek

President Gary Schnell called the March 17, 2004 meeting of the Oakes Enhancement, Inc (OEI) Board of Directors to order welcoming Bernie Vculek and Brian Vculek.

Brian Vculek: Commercial Vegetables Growers

Fostered under the program.

- Funded Vegetable Marketers-----started some enterprises-----onions.
- French Fry Plant at Jamestown
- Dakota Fresh @ Medina – bagged salads—struggling due to transportation issues.
- Kiddo Farms & Processing---onions – working well – whole peel onions.
- Ball & Burlap trees: market to landscapers, larger volume users,
- Steve Enger – pumpkin seed
- Carrots
- Agri-entertainment
- Onions & Cabbage

Plans:

Purely Supreme Company

- Hosted by Northern Potatoes
- Fresh processed potatoes
- Wanting to build a plant in this area – perhaps Grand Forks - \$14 million plant

Seneca Foods

- Pack Pumpkin
- Plant runs three months of the years.
- Wants diced carrots--frozen.

Should be looking at the pre-processed products.

- Problems.
 - Know their parameters.
 - Would the plant run year around?
 - Must be careful to process the right grade of product.
 - Need a parent company to partner with

Center of Excellence

- Utilizing underused plants in the state as pilot sites – i.e.: Medina
- \$40,000 study for carrots processing
- Looking at 2005 production

Personal Plans

- Most farmers are using technology and site-specific seeding.
- Onions production this year
- Erosion control
- Expand tree nursery.
- Potato production
- New potato product---Stacks – dehydrated potatoes – processed in Mexico – Canadian production is hurting the US. – USA now importing potatoes.
- Area has problems with quality of potatoes – fumigate the soil – new varieties of potatoes to increase the quality of storage – companies not willing to accept the new varieties.
- Need to do the pre-processed.
- Potato acreage in the area is declining due to quality of the potato and how it processed.

- ❑ Requesting \$2000 to make sure progress continues in this area.
 Brian Vculek is willing to continue his work with the vegetable producers to advance the science.
 Terry Dawson is willing to serve on the Vegetable Growers Board if a position opens up.

BERNIE VCULEK

Wind Energy

- Meeting in Fargo – Wind energy symposium
- Searched out people who could help move along wind energy production in the Oakes Area.
- Do we have lines to transmit the energy?
- Bernie believes Oakes should be working towards wind energy production fields.
- A main point is getting the fallout dollars for the school district and the main push for Vculek.
- Mike Brandenburg was most helpful in directing Bernie to the right people to move the process in the right direction.
- Vculek purchased many books on wind energy.
- Wind survey needs to be done and this takes two years.
- Invite the Jay Haley, Mechanical Engineer from Grand Forks---- Tuesday, April 6th
- Renae Loh: EDC-----state will kick in \$10,000 for the survey which costs about \$20,000.
 - Kim Christianson to come down with the group.
 - Come the same day and Jay Haley.
- Energy legislation is still not what the powers companies want.
- Need to find the wind measuring device– Edgeley does not loan them out.
- Vculek will contact the above people and ask them to come to the next meeting April 6th, 4 PM at Otter Tail. ---
 Karla will check about using the Ambulance Garage as the meeting site 5 PM
- Invite the School Board as the tax dollars generated impact the school: Art Conklin.
- Schnell to get a school board map and invite Conklin.

Review of Minutes

MM/S/C to accept the minutes as printed.

Treasurer's report: Directors Sheets (Jan & Feb. 2004) -----Gaming Reports---Bill at Angry Beaver

MM/S/C: To accept the balance sheet.

MM/S/C: to pay the directors wages/expenses for Jan & Feb of 2004

MM/S/C: to pay the bill at the Angry Beaver for the Annual Meeting \$165

Gaming

- Schnell has visited with Steuck about The Blackjack at the Beaver. There have been heavy losses and problems with a dealer.
- Steuck continues to manage the gaming from her home as she recuperates from knee surgery.
- Flowers were sent from OEI.

Project updates

_____Metal Stamping

- Proposal sent in as it was due today – March 17, 2004.
- Do we have enough area in the industrial park?
- Most felt the industrial park could handle both JLG and this company.
- Oakes is stretching some points on the requirements but felt we had many strong areas to make up for any shortcomings.

_____JLG

- No response to date
- Should do a follow up inquiry.

_____McCarthy

- Mertz is paid.
- Open house had interest.
- Need to advertise open houses outside the Awender Realty ad in the Oakes Times.

- Contract with the realtor will soon be coming due.

____ Internships--NDSU

- City (\$750) – Park Board (\$1300) and OEI (\$450) are on board.
- Program to move forward.
- Need to look for grants for landscaping products – trees, rock, etc.
- Could be an exchange of work for housing with one family.

____ Oakes Feed

- Skjefte is working with Mangnall.
- Looking at expanding markets
- Original plan is growing.

____ Pizza Ranch

- Looking at local lenders

____ Irrigated Vegetables

- See report from Brian Vculek.

____ Others

____ hometown electric

____ Yellow Shutter (opens April 1)

____ B & B Gardens

Funding situations:

- Rudy's to plan on sending in \$500 per month.
- Angry Beaver: pending and perhaps pay \$4000 in the fall with interest—document conversation in a letter and an agreement signed.
- **MM/S/C: To get signed agreements from the Angry Beaver and Rudy's as to their methods of repayment.**

Scholarship

- No response to date

Web Page

- Dickey Rural Networks does not have the capabilities to service web sites in the same way govoffice can.
-

Housekeeping

____ REAP: No report

____ Park Board Meetings: Strategic planning session 3-17-04

____ Year End Reviews: None turned in.

____ Hospital: Article in the March 17, 2004 edition of the Fargo Forum

____ Highway classification meeting: Attended by Kraemer: Highways 46, 1, 13 are major highways that service the Oakes Area.

Conference in Wishek

- Agri business and Agri tourism
- March 30 meeting at Prairie Pothole
- March 30 meeting in Oakes if we house them and provide dinner.
 - **MM/S/C: to have Fran proceed with this project and make arrangements for lodging and the meeting.**

Adjournment: 1:30__pm

Respectfully Reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

Date: Tuesday, April 6, 2004

Time: 4:00 PM

Place: Ambulance Garage

Directors Present: Sitzler, Skjefte, Dawson, Schnell, Forward, Hoelscher, Kraemer,

Directors Absent: Coyne, Ptacek, Bohannon, Andersen, Vogel, Brummund

Guest: Wind Energy Presentations – Bernie Vculek (5 PM), A-Z Body Shop, Philanthropic Professionals: Bill Ott, Mayor Tveter, Oakes School Board Conklin, Kim Schmit

Tour:

Call to order.

- ❖ President Gary Schnell called the April 6, 2004 Board Meeting of Oakes Enhancement, Inc. (OEI) to order welcoming Bill Ott of Philanthropic Professionals. Mr. Ott is in Oakes for the next year to raise funds for the new hospital.
- ❖ **Bill Ott** stated he is glad to be in the community while working on the funding drive for the new hospital---raising the million dollars needed to get the project going. A program will be developed and will be shared with the group periodically to keep OEI informed. It is the understanding of Mr. Ott that a 501 C3 is being formed. Success is the goal. Not satisfied until the goal is met.
- ❖ **Curt Halmrast** (Oakes Park Board) reported the Oakes Swimming Pool construction is ahead of schedule. The crews are back in Oakes working. A July 1st opening is still planned. Petitions for Park Board: Dale Heinz, Jason Olson have picked up petitions to run. Kraemer is working on getting the strategic plan completed.

Emergency Management:

- ❖ Homeland Security Funds---\$135,000. \$35,000 for policing---\$100,000 for education, infrastructure upgrades, Meeting Wednesday, April 7th – Otter Tail -- 6:30 PM Kraemer will attend the meeting.

Labor Survey

- ❖ Payment due of \$1000. Will the DSLRA pay half of this?
- ❖ Secretary instructed to go ahead and pay this bill.

Review of Minutes and Correspondence

- ❖ **MM/S/C: to accept the minutes as printed.**

Review of Treasurer's Report

- ❖ **MM/S/C: to approve the Treasurer's report.**
- ❖ **Bills due**
Avenet: \$360 annual fee.
Central Mutual: Insurance on McCarthy House: \$245.50
MM/S/C: to raise the insured value to \$130,000. Kraemer will check on this.
MM/S/C: to pay the bills including the new premium on the insurance.
Meeting expense for 04-06-04: agreed to reimburse O'Brien for expenses.
- ❖ FYI: Sheets on quarterly payments for JLG
- ❖ Refund Check from Starion Insurance for release of PCI building: \$375.00

Directors Expense

- ❖ Not available

Current Projects

Gaming

- ❖ BJ at the Beaver had big losses and they are being recouped. Complaint with a dealer but reviewing tapes shows everything was fine.
- ❖ License(s) coming due.
 - Should both sites be renewed. –Not discussed.
 - Suggested by Kraemer to keep rotating dealers when they are cold.
 - Thought to lowering the limit. If things continue on the loss side – lower the limits.

McCarthy House:

- ❖ It was decided to increase the insurance on the structure from \$100,000 to \$130,000.
- ❖ Awender Realty has interested parties.

JLG-----OMNI-QUIP

- ❖ Review of Industrial Bonds. Schnell received the report. Review every five years – all is fine. Bill received for \$4,000 for the review. Bill given to JLG: C Gross will submit for payment.
- ❖ Schnell is visiting with Dan Kalenbach of JLG. Seem interested in an additional facility or putting more into the current facility. Schnell recommends putting together a lease agreement for a new building.
- ❖ State funds:
 - 0% loan for 12 years – no payments for three years. \$375,000 forgiven with creation of 100 new jobs.
- ❖ Kraemer, Coyne and Schnell to meet and come up with a lease plan.
- ❖ Need to get the state involved.

Funds out to---Point of reference

- ❖ B & K (2001 & 2002---payments of \$2500 each year---received \$250---01-27-04)---
- ❖ Rudy's (January 5, 2004) (\$15,000)-received \$500.
- ❖ Angry Beaver (September 2003)---outstanding balance: \$4,000

Project Reports

- ❖ **Scholarship**
 - (Due date is March 31, 2004)
 - Note applications received and included with this agenda.
 - Voting done by those present – need input from remainder of the board.
- ❖ **Oakes Feed**
 - Revisions: \$15,600 loan 24 months at interest free – Monthly payments start in 2006 at the North Dakota Prime interest rate
 - **MM/S/C: 2-year loan interest free loan for \$15,600 and monthly payments begin April 20, 2006 at the ND prime interest rate with the loan being paid off in two years.**
____ Pizza Ranch: OEI approved a loan contingent upon financing from a local source.
- ❖ **Teleconferencing:**
 - Moving into a classroom --- A
 - additional dollars were received to advance the program.
 - Nearing completion date
- ❖ **BoBo's Body Building**
 - Looking for a facility to advance his personal training business.
 - Mr. Davis has as many people as his basement can handle.

- Board will continue to locate a facility.

HOUSEKEEPING

- End of Year Reviews: Not addressed

Wind Energy

Guests: Kim Christianson, Renee Loh, Jay Haley, Bernie Vculek

- What needs to be done?
- Provide data to developers.
- It appears the benefits to having a wind farm in the area would be the school district.
- Usually provide data for three years
- Matching grant dollars with the local development agencies
- Contact Developers – location of wind farm – where to collect the wind data – what equipment, where does the equipment come from, where will it be, who will collect the data, how many sites.
- Must have the data in hand for a company to consider your site.
- Wind resource map
- There are international companies looking at wind energy production.
- Without wind data you are out of the ballgame –
- Florida power is the largest user/producer of wind energy.
- The longer you collect data the more valuable it becomes.
- Technology is advancing on the transmission of the energy.
 - Thermal issues and code
 - Limited as to the juice that can pass through.
 - Wire Technology
- Grant process:
 - Decide to do a study.
 - Express interest in matching state funding
 - Need a letter asking for assistance and laying out a budget.
 - About a \$20,000 operation - \$15,000 (equipment and set up) \$5000 consultant
 - Must have a company to buy the energy.
 - What should OEI be doing?
 - Willing Utilities to purchase wind energy is a present concern.
 - Need to get a utility company on board.
 - Transmission lines is a question.
 - Get a proposal – will be done by Jay.
 - **MM/S/C: request a proposal letter from Jay on the feasibility study of wind energy in the area. Letter to include some figures in a staged setting.**
 - Convene community meetings to explain the project---This is a must---get this date so it can be advertised in the Oakes Times. Jay has a presentation with visuals for the community meetings. It helps with understanding the process and the selection of the sites.
 - Pickell Hill is the spot thought advantageous by the group.

Point brought to the group.

- Monango school revitalization of the gym
- More in line with the Dickey County JDA or the DSLRA
- Perhaps dollars from the Charitable Trust
- **MM/S/C: to donate \$2000 to the Monango Community Betterment for the repairs to their gymnasium.**

Commercial Vegetable Growers

- **MM to donate \$2000 to the commercial vegetable growers. ----Motion died for lack of a second.**

There being no further business the meeting adjourned at 6:45 PM

Oakes Enhancement, Inc.

Date: Wednesday, April 21, 2004

Time: Noon

Place: Otter Tail Power

Roll Call: Sitzler, Coyne, Ptacek, Skjefte, Dawson, Schnell, Brummund, Forward
Hoelscher, Bohannon, Kraemer, Andersen, Vogel

AGENDA

_____ Call to order

_____ Minutes, correspondence, Treasurer's reports, ...

_____ Immediate business

PROJECTS

_____ JLG

_____ Wind energy

_____ Reports from Jay Haley

_____ Public information meetings

_____ Date and advertising

_____ Gaming

_____ Renew both license locations???-----Golf Course?????

_____ March 7th – last deposit for Blackjack at the Beaver

_____ May need more money at the end of the month.

_____ Losses for the past week??-----\$2500 on Wed-----\$500 on Fri??---\$130 on Sat?????

_____ Oakes Community Hospital

_____ Scholarship

_____ Awards night

_____ Date: May 20th at the Friends Banquet

_____ Vote to accept.

_____ Internship

_____ Any additional information

_____ Updates:

_____ Oakes Feed

_____ Yellow Shutter

_____ Pizza Ranch

_____ Oakes Outdoor Power Sales

_____ B & B Gardens

_____ McCarthy House

_____ BoBo's Body Shop

_____Housekeeping
_____End of Year Reviews
_____Development Director's report

_____Funds out
_____B & K: Last Payment 1-27-04----Balance with interest as figured by PFS: \$3668.26.
_____Rudy's: Payment received \$500 – 3-22-04---Balance \$14,500.
_____Angry Beaver: Payment received: \$6000 9-3-03 Balance: \$4000.
_____Oakes Feed: Loan Date 4-04----\$15,600

_____Other

_____Other

_____Adjournment _____PM

Oakes Enhancement, Inc.

Date: Wednesday, April 21, 2004

Time: Noon

Place: Otter Tail Power

Directors Present: Sitzler, Coyne, Skjefte, Schnell, Brummund, Forward, Hoelscher, Bohannon
Kraemer

Directors Absent: Andersen, Vogel, Dawson, Ptacek

AGENDA

Call to order, Minutes, correspondence, Treasurer's reports, ...

- President Gary Schnell called the April 21, 2004 meeting of Oakes Enhancement, Inc. Board of Directors to order calling for acceptance of the minutes of the April 6, 2004 board meeting. **MM/S/C: To accept the minutes of the April 6, 2004 meeting and treasurer's reports as printed.**
-
- Errors and Omissions from the City: \$630.19: agree to pay by common consensus.

PROJECTS

JLG

- Schnell has been visiting with Dan Kaltenbach (SP)
- Should put together a proposal as Schnell will be visiting with DK again today or tomorrow.
- Kraemer has been in communication with state officials.
- Arrive at a consensus with OEI before submitting a proposal.
- It is better to provide a building.
- It is believed JLG has plant equipment inventory from other plants that have been closed.
- State has a June drop-dead date on the funding.
- Would it be a good idea to extend the June deadline date?
- We have been at this point – with the state and the funding issue – with the JLG company – and how much longer will the state hang on to us.
- Is having a building the best route to go for OEI.
- Currently the existing plant is looking for welders and they are starting enforced overtime.
- Ask state for extension and offer JLG a proposal.
- Give a proposal to give them some direction – but leave the end open to their suggestions.
- Ask for a face-to-face meeting and pitch a proposal – then a written proposal
- Check the January 2004 meeting to see what was discussed concerning lease payments.

Wind energy

- Reports from Jay Haley
 0. Kraemer has communicated with Haley.
 1. Proposal to be in the mail on Friday.
 2. Budget numbers included as well.
 3. Kraemer will put together a budget to submit to the state for assistance (Kim Christenson)
- Public information meetings should not be done until details fall into place.

Gaming

- Renew both license locations???-----Golf Course?????
- March 7th – last deposit for Blackjack at the Beaver
- Losses for the past week??-----\$2500 on Wed-----\$500 on Fri??---\$130 on Sat?????
- **MM/S/C to decrease the limit for Blackjack at the Angry Beaver to \$10 – effective immediately.**

Insurance Issues

- Schnell located all the lots included in the insurance policy and some are unclear.
- Combine Andrews lots would save some dollars – drop those that cannot be located –
- Are there any other properties – for this liability insurance?
-

Oakes Community Hospital

- Bill Ott was at the last meeting of OEI—he is living in Oakes and is in charge of the fund-raising drive.
- Things are moving slowly – but moving –
- There is some sort of new release that will be taking place this afternoon.
- Working on filing FEMA applications

Scholarship

- Awards night
- Date: May 20th at the Friends Banquet—Schnell will present
- Vote to accept: **MM/S/C: To award the Scholarship to Paige Brummund---applicant B.**
-

Internship

- Any additional information
- Philip Homan is interested – continuing with his father so we will not have to pay him, but Philip will get the internship credits.
- Jeremiah Udem is also a thought (Tom Rodine's son-in-law)
- Pool – Willow Park – Hockenberry- School –ambulance-McCarthy
- Ann Zetocha will be the overseer.
- Report coming from Fran Brummund.
- There would be three students in the area and could work together.

Updates:

- Oakes Feed
 - 0. Contracts signed.
 - 1. Check delivered by Schnell.
- Yellow Shutter
 - 0. Business is going well.
 - 1. Is Parking to be a problem -- many hoped it would be?
 - 2. Has hired a part time employee.
 - 3. Cindy has some paperwork completed for the Larson Foundation.
- Pizza Ranch
 - 0. No information
 - 1. Kraemer will follow up.
- B & B Gardens
 - 0. Green houses in place
 - 1. Hoping for a Saturday opening 4-24-04
- Oakes Outdoor Power Sales
 - 0. Moving forward with new contracts
- McCarthy House
 - 0. One party interested.
 - 1. Talk to city about moving debris and burying propane tank lines.
 - 2. Contract up in April with Awender
 - 3. **MM/S/C: to renew the Awender Realty contract with the same terms as last time. (3 Months on a multiple listing) ---**

- BoBo's Body Shop
 - 0. Visited with Fran Brummund
 - 1. Looking at the Baptist Church

Housekeeping

- End of Year Reviews
 - 0. No action
- Development Director's report
 - 0. No report

Funds out

- B & K: Last Payment 1-27-04---Balance with interest as figured by PFS: \$3668.26.
- Rudy's: Payment received \$500 – 3-22-04---Balance \$14,500.
- Angry Beaver: Payment received: \$6000 9-3-03 Balance: \$4000.
- Oakes Feed: Loan Date 4-04---\$15,600

Adjournment ____1:20 PM

Respectfully Reported

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

Date: Tuesday, May 4, 2004

Time: 4:00 PM

Place: Otter Tail Power

Directors Present: Sitzler, Coyne, Ptacek, Skjefte, Schnell, Brummund,
Hoelscher, Bohannon, Kraemer, Andersen, Vogel

Directors Absent: Andersen, Vogel, Dawson, Forward

Guest: Pete Awender

Tour:

NOTE: Schnell is to call Gene Elhard before the next meeting

Call to order.

- President Gary Schnell called the May 4, 2004 meeting of the Oakes Enhancement, Inc. Board of Directors to order reviewing the minutes of the 4-21-04 meeting. **MM/S/C: to accept the minutes as printed.**

Current issues

- Moving incentive-----from e-mail dated 5-3-04 from Gross.
- No programs from the state are available to assist with a program such as this.
- Coyne questioned this process as it may set a precedence for the future.
- Assistance with closing costs
- Give a flat fee based on showing us moving expenses over and above what the employer will pay.
- Put together a welcome packet instead with discount, coupons, theatre tickets, gift certificates.
- There are programs available for home building in the area – Doug S. has the information.

- If a person is already hired (JLG) they cannot participate in some of the Job Service Programs
- Job Service has to know beforehand to utilize the programs.

Treasurer's Report given by Toni Ptacek.

- New to the report – Loan from general to gaming
- PCI has been removed.
- \$500 came in from Rudy's after the reports were printed.
- **MM/S/C: to accept the Treasurer's report as printed and explained.**

Directors Expense

- Will have for the next meeting.

Current Projects

Gaming

- Quarterly Statements from Steuck were reviewed.
- Sheets from PFS were reviewed.
- Comments concerning change in BJ wagering limits.
 - Things were going well with the new lower betting limits.
 - Perhaps the betting limits should be reviewed again in the fall.
 - Change of opening time to 6 PM is also working well.
 - The volume of players determines the profits.

Regional Alliance

- Meeting not held in April as the agenda did not warrant a gathering.
- Kraemer suggests a joint meeting with guests from Workforce Training – OEI & DSLRA also inviting Gross, Ptacek, Melroe, etc.....
- Date might be May 24th -- Kraemer will coordinate.
- Guests from NDSCS
- Richard Rathge---is putting together the demographics.

TOURISM

- Brummund has been attending tourism meetings.
- Web development: the area tourism committees are deciding on a developer.
- Development of literature for tourism rack-----See Dakota-----C Dakota
- Carrington received a grant of \$5000 to develop a new brochure – Oakes is getting ready for a new brochure.
- Nature and Rural Based tourism

Funds out to

- B & K (2001 & 2002---payments of \$2500 each year---received \$250---01-27-04)—
 - Kraemer will check with them.
 - Balance \$3800+
- Rudy's (January 5, 2004) (\$15,000)-received \$500 Another ck received for \$500 after agenda was printed.
- Angry Beaver (September 2003)—outstanding balance: \$4,000
- Oakes Feed (April 2006) \$15,600

Project Reports

- **Scholarship**
 - Ptacek will present – May 20th at the Friends Banquet.
 - Should a letter be sent to those who sent essays?
 - Reminding of the obligation
 -
- **Wind Energy**
 - No information available
 - Jay Haley has not responded as he has been working on another project.
-
- **Pizza Ranch**
 - Approved 0% interest free loan \$15,000 on the contingent of a lead lender.
 - A participating lender has not been secured.
-
- **JLG**
 - Meeting with officials of JLG being planned for later in May.
 - Meeting to be held in Pennsylvania?????????
 - 18 or 19th of May are good days for the state people.
 - JLG will be getting back with Schnell to see if those days work with the JLG schedule.
 - Conference calls between state, JLG and OEI – with different entities participating at different times.
 - Expanding at the Oakes operation-----30 employees
 - Second phase: A building for paint work
 - If employment is at 130 – the amount forgiven by the state would increase.
 - OEI may not pass all the savings on – try to recoup some of the funding from JLG.
 - Appears to be a high-level commitment at this point.
 - Interest free loan for 12 years – if here with 130 employees in three years the forgiven portion increases.
 - There is much excitement from both sides on this project.
 - Increase productivity of the existing plant to perhaps two complete shifts.
 - JLG will make the decision as to who will run a paint facility if that materializes.
 - Schnell is checking air fares.
 - Flying to Washington National provides the best commercial plan - if using the state plane, it could be a day.
 - **MM/S/C: within reason – make the necessary travel arrangements (as concerns the OEI members going on this fact sharing trip) to facilitate this business meeting– (do not know if a state plane will be used).**
 - Thinking of moving things here from Ohio – An attachment plant
- **Oakes Community Hospital**
 - Bill Ott has been visiting with Schnell.

- OEI would like to be involved with a kick-off challenge.
- Has a local board been formed?
- Letter of intent from Vculek to donate the land has not yet been accepted by CHI.
- JDA is a possibility for fund dollars as well.
- DSLRA is also on board with this program but does not know where they fit in



➤ **Internship Program with NDSU**

- >10-week internship
- >30 paid hours and 10 volunteer hours.
- Finding students at this time is difficult as they already have jobs lined up.
- Faculty is working on this to assist with project.
- Philip Homan (Oakes) and A Young (Ellendale) are two prospects.

➤ **McCarthy updates**

- Guest Pete Awender
- Schnell has been trying to contact Nelson with the city to remove the concrete.
- Awender: Has been showing the house.
 - Must get the landscaping done.
 - LPT line buried.
 - Lighting needs to be finished---fixtures---or leaving for the new owners to select?
 - Competing against homes that are totally complete and landscaped.
 - Need lights to show the rooms.
 - Outlet covers – a matter of placement----get blank plates.
 - One light fixture has a hole that is too big and needs to be fixed.
 - The latch on the patio door needs to be put in place – currently using a board to hold the door shut.
 - Awender felt it would sell better at \$100,000.
 - Should get the light fixtures up so there is light.
 - Contract was signed with Awender Realty for another 90 days as agreed in the meeting on 4-21-04.

➤ **hometown electric**

- Purchasing the Vitense home (corner of Main & 10th ST.) using the big garage for the business
- This is a cottage industry and can be located in a residential area if they employ five or less.

➤ **The Yellow Shutter – Foundation Funding – Cindy Bagley**

- Proposal with the agenda
- Working with Jim Lees
- Wants to present to the Larson Foundation.
- Has a participating lender – loan 1 and loan 2: one at \$15,000 and one at \$20,000 for a total of \$35,000.
- Looking for \$15,000 grant above these loans
- Should do what has been done for others.
- 0% loan
- Perhaps the terms could be different since this is a new business.
- Tabled for the time being in order to clarify the above-mentioned loans and see if she was interested in a 0% loan.
- Wait until after the Larson Foundation has acted.

➤ **B & B Gardens---Reva Bohnenkamp**

- They have opened the green house.
- Reva is the only one at the shop.
- Dianne Witkowski and Karen Swearingen are employed by Reva.
- This is a “cottage industry” ----employ up to five people.

➤ **Emergency Management**

➤ **BoBo's Body shop**

- Looking at purchasing the Baptist church

HOUSEKEEPING

- Survey letters
- End of Year Reviews
 - Some have been turned into Coyne.

REPORTS/UPDATES:

➤ Park Board---Swimming Pool

- Park Board business plan is not totally complete.
- The Strategic Plan has been completed.
- July 1 is the deadline for the funding of this project and there are some shortfalls.
- Should OEI loan money to get them over this hurdle? If this happened a fund-raising strategy should be in place from the Park Board
- Concern is what the Park Board has done to assist in the fund-raising efforts.
- The makeup of the Park Board is working against them.
- Bond issue and stop-gap loans have been discussed.
- Tabled until the future.

➤ **REAP**

- No report

➤ **Video Conferencing**

- If having a joint meeting with OEI and DSLRA we should meet at the Vo-Tech to see how the video-conferencing capabilities are progressing and can be utilized.

➤ **Community Foundation**

POINT OF INTEREST

Schnell will not be continuing on the City Council and will check with the Mayor to see if he can be appointed by the City Council as their representative on the OEI Board of Directors thereby remaining as president of the organization.

_____ Keep in mind.

_____ Julie Mangnall and spinning

_____ Monica Peldo to come to a meeting.

_____ Irrigated Vegetables

_____ Wind Energy

_____ Equidistance Planter

_____ Vculek Expansion

_____ Dialysis

_____ Old Oakes Times building

_____ **Minimum Security Prison**

- Should be pursuing this more aggressively.
- Start an acceptance survey.
- Check with Coyne.
- There appears to be a need.
- How much red tape is involved with this type of project?
- Would a juvenile facility be more valuable – closest is Fargo - \$125 per day paid by the parents?
- Ptacek would like to check on this research on this project.

_____ **Oakes Grain is up and running.**

Lost a grain dryer to the wind.

_____ Acknowledgement for Dave Ross

_____ Scholarship for Oakes High School Junior— (Leave on agenda so it is not forgotten)

The meeting adjourned at 6:15 PM when those gathered went to inspect the McCarthy house.

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

_____ **Strategic Plan Score for the Meeting**

Oakes Enhancement, Inc.

Date: Tuesday, May 19, 2004

Time: Noon

Place: Otter Tail Power

Roll Call: Sitzler, Coyne, Ptacek, Skjefte, Dawson, Schnell, Brummund, Forward
Hoelscher, Bohannon, Kraemer, Andersen, Vogel

Guest: Bill Ott (next meeting)

Tour:

JUNE MEETING NOTE:

Agenda

- _____ Call to order
- _____ Introduction and presentations by guests
- _____ Review of minutes from May 4, 2004 meeting
- _____ Treasurer's Report
 - _____ JLG Billings
 - _____ CD coming due at Starion – one that needs to be in place.
 - _____ Other
- _____ Directors wages: March and April of 2004
- _____ Directors expenses: March and April of 2004

PROJECTS

_____ JLG

_____ Oakes Community Hospital

Bill Ott to come to the next meeting: June 1, 2004.

From the June 20, 2003 meeting

Oakes Community Hospital

"Kraemer will check on making the intentions of OEI – concerning the building of a new hospital – clear.

Monetary donations only or assistance with the infrastructure. The dollar commitment would be over the course of five years.

There was a strong feeling of those present to begin to challenge the community and perhaps some matching pledge funds (to a certain amount). A figure was \$25,000 per year from sales tax money or perhaps \$150,000 over the course of the five years.

Tabled until more information is available."

_____ DSLRA

_____ Joint meeting

_____ Internship Program Update

_____McCarthy House

_____Wind Energy

BUSINESS UPDATES

_____Yellow Shutter

_____B & B Gardens

_____Pizza Ranch

_____Hometown Electric

_____Prison

_____BoBo's Body Shop

_____Swimming Pool

_____Other

_____Other

_____Adjournment: _____PM

Oakes Enhancement, Inc.

Date: Wednesday, May 19, 2004

Time: Noon

Place: Otter Tail Power

Directors Present: Sitzler, Skjefte, Schnell, Brummund, Kraemer, Dawson

Directors Absent: Coyne, Ptacek, Holscher, Forward, Andersen, Vogel, Forward, Bohannon

Guest: Bill Ott (next meeting)

Guests: Bruce & Michelle Pulfrey

Tour:

JUNE MEETING NOTE: Ask Bill Ott to attend

President Gary Schnell called the June 19, 2004 meeting of the Oakes Enhancement, Inc. Board of Directors to order calling for a motion to accept the minutes of the May 4, 2004 meeting as printed.

MM/S/C:

Bruce and Michelle Pulfrey were welcomed as guests. Schnell has their completed forms for financing. They are wanting to purchase the bowling alley.

- Michelle is a bowler and feels the current structure is not up to speed and needs care.
- Points to consider.
 - Full Leagues
 - Youth Bowling
 - Travel Teams
 - Tournaments—people will not return due to the condition of the lanes.
 - Asking for equity at \$7,000 as requested by the Regional Council.
 - They have Starion as a banker and have visited with the Regional Council.
 - Is the equipment up to date---they are A-2 machines and basically require maintenance?
 - Homework has been done on the care and maintenance of the lanes, value of the building—has not been appraised.
 - Would like to add Pool tables and games for youth.
 - **MM/S/C: To give a \$7,000, 0% Loan for two years. If the loan is paid in full at that time no interest would be accrued. Monthly payments would begin in the twenty-fifth (25) month of the loan using the current ND Prime Lending Rate for interest on any unpaid balance. The loan should be paid off in June of 2014.**

____ Treasurer's Report

____ JLG Billings: Review of bonds---End beneficiary should pay for these fees.

\$4000 and a new one for \$330.50

Back and forth communication – JLG says it belongs to OEI---Need legal advice Jim Stuart from Fargo

____ **CD coming due at Starion – MM/S/C: to renew at Starion.**

____ Other

____ Directors wages/expenses: March and April of 2004 **MM/S/C: to pay wages and expenses as presented for March and April.**

PROJECTS

JLG

- Kraemer and Schnell in contact with Dan Kaltenbaugh and Jim Golberg and situations keep changing. A meeting date has not yet been set up.
- No other news—the state is holding the funds past the June 1 deadline.

- Kraemer has asked the state to talk directly with JLG (lee Peterson and Kaltenbaugh) visit directly to set up the meeting – eliminating the middleman.

Oakes Community Hospital

- **Bill Ott to come to the next meeting: June 1, 2004.**
- From the June 20, 2003 meeting
Oakes Community Hospital
“Kraemer will check on making the intentions of OEI – concerning the building of a new hospital – clear. Monetary donations only or assistance with the infrastructure. The dollar commitment would be over the course of five years.
There was a strong feeling of those present to begin to challenge the community and perhaps some matching pledge funds (to a certain amount). A figure was \$25,000 per year from sales tax money or perhaps \$150,000 over the course of the five years.
Tabled until more information is available.”
- Thoughts today:
- Coyne and Sitzler are on the hospital funding board.
- Using sales tax dollars and publicizing in the media for people to realize the value of the sales tax.
- Can we get a loan at 2% for the pool as they are in need of assistance---Kraemer will check?
- Schnell will check on the sales tax situation and the sunset clauses especially as it relates to the changing complexion of the City Council.
- Infrastructure -- Who will be working on this---city, OEI---
- Kraemer will check on Loans and grants.

DSLRA

- Joint meeting
- Meeting being set up for Dr. Hart and Mr. Knutson on the regular OEI meeting date---June 1, 2004.
- Kraemer will set the meeting up with some flexibility as to the date.

Internship Program Update

- We have 2 students.
- They were here to review the Oakes and Ellendale sites
- Pool, Hockenberry Park, School, Skating Rink—to Willow Park, Football Field, Plus the sites in Ellendale
- Office at Soil Conservation in Ellendale and also Garrison Diversion in Oakes
- Students must do all types of surveys, graphing, mapping—etc.
- JDA to keep an open mind to fund a third student.
- Maple trees have been acquired and will be given to the troop families to plant in the park and community.
- Register as a Tree City----the City must do this---can qualify for grants under America the Beautiful if listed as an official Tree City.

McCarthy House

- Visit to the house after the last meeting.
- Nothing done on the electrical
- Sitzler has a light fixture that could be used in the house.
- Do not want to rent.
-

Wind Energy

- Received a letter recently.
- Kraemer to write Christensen to ask for matching funds.
- Cost to set up is approximately \$15,000.
- Once reports of engineers are available – this is the time for a community meeting.
-

BUSINESS UPDATES

Yellow Shutter

- Questions on their business plan

- Cindy would like a \$15,000 loan from OEI, and she would in turn pay a loan at Starion this would create lower interest rates.
- Is this the function of OEI – as she has the loans – OEI is to provide the gap financing?
- Additional needs would qualify for a loan or grant from OEI.
- Kraemer will check this out.
- Confusion on the loans – the \$15,000 and \$20,000

B & B Gardens

- No report

Pizza Ranch

- No report

Hometown Electric

- Moving into their facility soon

Prison

- No report

BoBo's Body Shop

- Looking at the Baptist Church

Swimming Pool

Enderlin.com-----incentive package for people to move to the community. Housing incentive package.

Adjournment 1:30 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

Date: Tuesday, June 1, 2004

Time: 4:00 PM

Place: SEACTC

Directors Present: Sitzler, Ptacek, Skjefte, Dawson, Schnell, Brummund,
Forward, Hoelscher, Bohannon, Kraemer

Directors Absent: Coyne

Guest: Bill Ott, Cindy Bagley

Tour:

Agenda

President Gary Schnell called the June 1, 2004 meeting of the Oakes Enhancement, Inc. Board of Directors to order calling for approval of the May 19, 2004 meeting. **MM/S/C: to accept the minutes as printed.** The meeting proceeded with guests: Bill Ott and Cindy Bagley.

Oakes Community Hospital

Bill Ott representing Philanthropic Professionals provided information on the current status of the fund-raising campaign for a new hospital.

- Not really in the collection process but will not refuse dollars.
- Surveyor has been contacted to make sure the land is fit for the structure.
- Prospective layout of the building is being perfected and how it will fit best on the land.
- Putting together a 12-page brochure for the collection process
- Putting together a hospital employee committee for fundraising---Julie Entzminger is the chairman
- More ways than dollars and cents to contribute to the financing---through communicating with neighbors---donating vacation time---etc.....
- Campaign steering: Coyne, Tim Forward, Rose Sell, Doug & Kathy Sitzler
- Working on Major gifts
- Whatever the contributors want to do---if possible---will be worked through.
- The Oakes Times is most cooperative.
- Brought a letter of intent for OEI to work on---challenge gift?????
- There are gifts in already and look forward more growth in the next month.
- Honorary chairman is needed.
- Bill has found the reaction to the new structure is most positive.
- Advertising in the positive light---not bringing the current structure into play.
- Hospital employs 104 people---a big impact on the community.

LETTER OF INTENT FROM THE HOSPITAL FUND RAISING

- Sunset clause on the sales tax---September of 2008---it will then automatically appear on the ballot.
- Advertise as sales tax dollars being used-----concerns from the upcoming city election and the use of sales tax dollars.
- **MM/S/C (with one dissenting vote) to donate \$20,000 per year for five (5) to the We Care Campaign using sales tax dollars---total of \$100,000. Initial payment to be made by June 11th.**
- **MM/S/C: to amending the motion to exclude the clause "contingent upon city sales tax continuing."**
- Schnell and Ptacek to sign the letter of intent.

SIDE NOTE: Hospital Fund Raising issue

From the June 20, 2003 meeting

Oakes Community Hospital

"Kraemer will check on making the intentions of OEI – concerning the building of a new hospital – clear. Monetary donations only or assistance with the infrastructure. The dollar commitment would be over the course of five years.

There was a strong feeling of those present to begin to challenge the community and perhaps some matching pledge funds (to a certain amount). A figure was \$25,000 per year from sales tax money or perhaps \$150,000 over the course of the five years.

Tabled until more information is available."

THE YELLOW SHUTTER

Cindy Bagley

- Business plan presented-----
- Plan taken to the Foundation and to OEI.
- Question regarding the \$15,000 grant or loan-----and is this included in the sources.
- It is an existing loan – Cindy would use funds from OEI or the Foundation to pay that loan.
- Requesting a grant as she understood from the Larson Foundation information
- Currently has one employee.
- Feels business is doing better than the proposal.
- Discussion ensued concerning the policy of OEI and the lending / granting of dollars.
- Do we need a set of guidelines-----a lead lender---number of jobs created-----sales tax generated---?
- **MM/S/C: Loan the Yellow Shutter \$5000 at 0% for two years. Payback on the unpaid balance at Bank of ND Base Rate for two years beginning in June of 2006. Total term of the loan would be four years.**
- **MM to Amend to \$7500**----Died for lack of a second— original motion stand.

Review of Treasurer's Report

- _____ Not available – EOM
- _____ unofficial balance sheet and transaction sheet
- _____ Bill at Otter Tail: \$3.32--McCarthy

MM/S/C: to approve the unofficial treasurer's report as printed.

Directors Expense

- _____ Development Director Wages-----Not available
- _____ Development Director Expenses-----Not available

Current Projects

Gaming

- Gaming Report----Ptacek will have a report at the next meeting-----
- NSF checks----logging in computer—office will get guidelines from Ptacek Financial Services on handling this matter.
- Reports show major losses in Blackjack at the Angry Beaver, but hoping to turn things around
- **MM/S/C: to approve Steuck's April gaming report as printed.**

DSLRA

- Joint meeting tonight

TOURISM

- Tour-ND -- Narrowing down the web providers.
- Meeting tomorrow (June 2, 2004)
-

Funds out to

- _____ B & K (2001 & 2002---payments of \$2500 each year---received \$250---01-27-04)— hoping to make a payment this month and want to pay off by the end of the year.
- _____ Rudy's (January 5, 2004) (\$15,000) Now at \$14,000--\$500 received today (6-01-04)
- _____ Angry Beaver (September 2003)—outstanding balance: \$4,000
- _____ Oakes Feed (April 2006) \$15,600
- _____ Oakes Bowling Lanes (June 2014) \$7000 (Funds not released)

Project Reports

Scholarship: Ptacek presented---comments

When do you want the funds released for last year's recipients????/

Ptacek will be the mentor for Brummund.

Checks for Andersen and Vogel (last year's recipients) will be sent to their school.

Wind Energy

- Contracts from EAPC---Jay Haley
- Anticipated cost \$20,000 – Kraemer has requested funding for half of this amount.
- Haley has done some modeling and has places he would like to see equipment.
- **MM/S/C: to hire EAPC to do a wind energy study.**
- Kraemer was instructed to move forward on this project.

Pizza Ranch

- Trying to work out financing with lead lenders and the franchising company.

JLG

- Have not come up with a time for meeting.
- In conversation with Gross—problems getting product line to Oakes---this appears to be moving forward.
- Ball is in their court and we will have to wait.

Internship Program with NDSU

- >THIRD STUDENT
- Two students---Philip Homan and Erica Young
- Playground equipment is not legal in Willow Park—Equipment issues
- Long term plan for Hockenberry Park
- Conifers to be pulled out on the West side of Hockenberry.
- Hoping to become a Tree City.
- School is a yearlong process---would the community be interested in working on this all year---NDSU students.
- We would have to find the means to fund these students and NDSU will help find some funding.
- Horseshoe park---Hidden Treasure
- Skating Rink
- Use JDA funds to fund students throughout the year.

McCarthy

- lawn mower.
- Concrete gone.
- Dirt pile moved.
- Looking good!!
- Oakes Public School will take care of the lawn.
- Are inside repairs completed-----NO
- Yard work was done by Kraemer.

hometown electric

The Yellow Shutter – Foundation Funding – Cindy Bagley take care of earlier.

B & B Gardens---Reva Bohnenkamp & Angie Bollinger

- C. Bohnenkamp visited with Dawson and indicating Jim Lees was not of assistance.
- Was adequate information available from B & B?
-

Emergency Management

BoBoJO's Body shop

- Kraemer will be meeting with these entities this week.

HOUSEKEEPING

- _____ Survey letters
- _____ End of Year Reviews

REPORTS/UPDATES:

Park Board----Swimming Pool---not entirely clear on how much is left---\$30,000 to \$50,000.

REAP

Video Conferencing

- Report from Agnes
- The capability to do video conferencing is nearing completion.
- Room set up is very conducive to the setting.
- Agnes would like to see the SEACTC used to capacity by the community and surrounding area.

Community Foundation

MM/S/C: to pay half of the computer expense for a new computer for the Chamber office. The bids were from Computer Express—the approval was for the Pentium model with the Chamber Board making the final decision.

_____ Keep in mind.

- _____ Julie Mangnall and spinning
- _____ Monica Peldo to come to a meeting.
- _____ Irrigated Vegetables
- _____ Wind Energy
- _____ Equidistance Planter
- _____ Vculek Expansion
- _____ Dialysis
- _____ Old Oakes Times building
- _____ Minimum Security Prison
- _____ Budget Planning Meeting
- _____ Acknowledgement for Dave Ross
- _____ Community Project: Parks---lighting on Main----Pool
- _____ Scholarship for Oakes High School Junior— (Leave on agenda so it is not forgotten)

Adjournment was at 5:45PM to prepare for the joint meeting with the Dakota State Line Regional Alliance and the Workforce Training Seminar.

Respectfully Reported,

Audrey O'Brien
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: Thursday July 1, 2004

Time 12:00 Noon

Place: Ottertail

Directors Present: Schnell, Skjefte, Stizler, Forward, Brummund, Bohannon, Hoelscher, Kraemer

Directors Absent: Ptacek, Coyne, Dawson

Agenda:

- President Gary Schnell called the July 1, 2004 meeting of Oakes Enhancement, Inc. to order calling for a review of the minutes from the June 1, 2004 meeting. **MM/S/C: to accept the minutes as printed.**
- Financial Report, Toni Ptacek: Not available
 - The balance sheet was reviewed: **MM/S/C: to approve as printed.**

_____Funds out to: These were reviewed.

_____ B & K (2001 & 2002--- (06-07-04 \$200 received)

_____ Rudy's (January 5, 2004) (\$15,000) Making regular payments of \$500 per month.

_____ Angry Beaver (September 2003)—outstanding balance: \$4,000

_____ Oakes Feed (April 2006) \$15,600

_____ Oakes Bowling Lanes (June 2014) \$7000 (Funds not released)

New Business:

- Fire Works for the 4th of July. Tim Kelly Asked for \$\$\$ we gave them \$500.00 last year. **MM/S/C: to donate \$500 from the Charitable Trust Fund.**
- Animal Barn at the Fair Grounds in Ellendale, **MM/S/C: To support this project. Donation of \$500 from the Charitable Trust Fund.** This is the formal motion to have recorded in the minutes. This business was voted on electronically via e-mail. (Note—we should have made this a challenge with Ellendale matching funds.)
- Jackets for gaming employees with over 1 year of service:
 - **MM/S/C: to order two jackets for the dealers with one year of service. To be paid from gaming expense account.**
- Membership cards or certificates for members
 - Skjefte has some OEI papers and will look through them.
- GNDA Board Member
 - President Schnell asked for people interested in running for a board position.
 - **MM/S/C: to nominate Charlie Kraemer for this position.**
- A-1 Property
 - Proposal from John Tompt and Dixie LeMier to put up a garage and move their mobile home to the location.
 - They would want OEI to remove the asphalt.
 - Are we reserving these for commercial property/?
 - 140' deep---60- & 50-foot lots
 - Not zoned for residential
 - Property for sale as is without removing the asphalt.
 - **MM/S/C: Deny request as stated in the letter but will sell the lots as they are for the stated price.**
- Brian Vculek Request

- Requesting letter of support so they can present to APUC in applying for a grant.
- Kraemer will draft the letter.
- **MM/S/C: to draft such a letter of support since OEI has supported them financially in the past.**

Old Business: Projects

- Oakes Community Hospital
 - Letter of intent signed, check presented and in the press. The fund drive is underway.
- The Yellow Shutter
 - Funds have been disbursed to the Yellow shutter. Business plan has been sent to members of the Larson Foundation in order for them to review the project.
- Wind Energy
 - Proposal Signed, budget completed, and letter to state requesting a grant to help pay.
 - Returned the proposal to Jay Haley.
 - Grant request status: At the end of the fiscal year and will let us know once the books are finalized.
 - Recommended not to order equipment.
 - Is there something happening in Washington with the energy bill?
 - There is a USDA grant available for energy. This could be applied for----deadline is July 19th.
- JLG
 - A meeting time yet established. State is working on setting time and place.
 - Schnell has been trying to contact Pennsylvania.
 - Larry Hartman is the new contact person for the Oakes Expansion.
 - Fiscal year end is July 31.
 - They are trying to put together thoughts on how the Oakes plant could best be utilized.
 - Need to get things in place so the newly hired employees could count towards the end result and the recently added equipment also be included in the end figures.
 - On the job training is taking place with Job Service.
 - Workforce 2000 is in place.
 - Recruiting welders-----training sessions are being planned.
 - Need upgrade of current skills class as well.
 - Classes July 12 – 15 are being planned.
- Pizza Ranch
 - No news will get info today.
- Bowling Alley
 - Informed Principals of loan approval by OEI, Called Eric and asked them to act favorably on at least \$4000-\$5000 loan for the bowling alley. Their committee has not yet acted since they originally turned down an \$11000 request for funds.
 - Pulfrey's are going back to the Regional Council to request the additional funds.

- Regional Council loan committee seems to be down on Bowling Alleys.
- If turned down by the Regional Council----OEI will revisit the dollars set aside for them--- to increase the dollar amount

Kustom Machine

- Pace Loan Paperwork completed. Bill has been contacted regarding an open house. He suggested waiting until another new machine is installed. This in an additional project after the original expansion. Should be in several weeks.
- Finalized the PACE loan----Annual payments over the course of seven years.
- **MM/S/C: to pay attorney Steph McLean for services on reviewing the PACE loan buydown for Kustom Machine.**

McCarthy House

- Door is here, not yet installed, asked that light fixtures and mirror and light be installed in mudroom.
- **MM/S/C: pay the current interest and renew the note at Starion for another year.**

Joe Davis Fitness Center

- Kraemer met with Joe several times and working on financial portion of business plan. He has just determined an estimated value for the property.
- Business plan dropped off today.
- Davis may make an offer on the property and will perhaps ask OEI for \$5000.
-

Tourism

- Brummund Expenses
- **MM/S/C: to pay the listed expenses.**
- Recent meeting: Held at Grand Rapids was most productive for the entire area.
- Membership in the tourism group will be due in September.
- Time to develop a new brochure.

Internship Program with NDSU

- The grounds have been approved for Social Services and two other locations in Ellendale.
- Oakes is lagging behind. Cook Sign has been approved for the signage at the school. There are some issues with the size.
- The pool plan and will need to be submitted to NDSU for approval.
- Burlwood walkway plan in the works
- Ambulance garage working on this.
- Hockenberry will not get accomplished in the time frame.

Gaming: Need for additional funds

- Need additional funds.
- **MM/S/C: to transfer to the gaming expense from the Cash Management Account run through the checking account in the amount of \$5000.**

- Need to have Eyvonne Steuck come to the group and ask for her input and ideas.
- Meeting at noon on Wed. July 7th
-

DSLRA RBOG Grant

- Report by Kraemer
- Applied for \$5000 per champion community. Funded at 40%.
- Oakes will get \$2000---matching funds to be used for staffing purposes.

Directors Report

- Kraemer attended the SD Capital for a Day at Britton
- Visited with the SD Governor
- Visited about the RBOG Grant
- Tom Farber received a state award for Economic Developer of the Year
- **MM/S/C: to pay the expense and wage statements from Kraemer as printed.**

Adjournment

- Meeting adjourned at 1:40 PM

Respectfully Reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: Wednesday July 7, 2004

Time 12:00 Noon

Place: Ottetail

Directors Present: Schnell, Stizler, Forward, Bohannon, Hoelscher, Kraemer, Dawson

Directors Absent: Skjefte, Ptacek, Coyne, Brummund

Guests: Eyvonne Steuck

President Gary Schnell called the Oakes Enhancement, Inc. Board of Directors to order in special session to review the gaming reports, seek the opinions of the gaming manager, Eyvonne Steuck and to decide on a Memorial for William Ptacek.

Business Items include

➤ Gaming

- Guest Eyvonne Steuck
- "tickets" at the Beaver do not go over and you need those to help the Blackjack.
- Negative \$20,520.59 is what OEI is behind for the year.
- What is allotted for the expenses does not cover the expenses: allowed 51% for expenses?
- There is a formula for deciding what goes into the Trust Account.
- Why are we having this problem: Would volume help the bottom line?
- Suggestions
 - Changed the time gaming opens---now 6:30 PM----could use a 7 PM start time.
 - Readjust time in September when hunting starts.
 - Different days
 - Dealers like the change of establishments
 - Are there days both sites should be closed.
 - Rudy's has a standard crowd year around, but the Beaver slows down after the first of the year through the summer.
 - **MM/ S /C: to have opening hours at 7:00 PM at both establishments (Beaver & Rudy's) and open at 6:00 PM during the hunting season allowing the gaming manager (Steuck) decide when this should happen.**
 - Steuck will provide information on the Trust dollars.
 - Steuck will be asked to provide information on trends and offer suggestions on improvements.

➤ Memorial

- Family has requested a scholarship fund.
- We Care Campaign
- **MM/ S /C: to donate \$50 to the William Ptacek Scholarship Fund from the Charitable Trust Account**

➤ Oakes Bowling

- Pulfrey's have the dollars together but will not have money for improvements.
- Waiting for word from the Regional Council
- Schnell will visit with the Pulfrey's concerning the results from the Regional Council.
- Statistical Report
 - Reports look good for Oakes.
 - Sales up 15% over last year
- OEI
 - OEI was not spoken of favorably at the City Council---stating OEI is sitting on dollars and not using them to move forward.
 - Does OEI get leads from the Commerce department and act upon them to get new businesses to Oakes.
 - Do we need to jump start the group and go out to find new businesses (sometimes we do not meet the requirements)?
 - Working on the Wind Energy
 - Let the public know.
 - Oakes was one of the three final sites for the ethanol plant.
- GNDA AWARDS
 - Hoelscher and O'Brien will work together on face finding to see if we have people/businesses we should nominate.

Adjournment: 1:10 PM

Respectfully Reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: Wednesday, July 21, 2004

Time 12:00 Noon

Place: Ottertail

Directors: Schnell, Skjefte, Stizler, Dawson, Forward, Brummund, Ptacek, Coyne, Bohannon, Hoelscher, Kraemer

_____ Call to order

_____ Review minutes of 07-07-04

_____ Review of balance sheets

_____ Dorgan Visit

_____ GNDA information

_____ Papers from Bank of North Dakota

_____ Gaming Sheets

_____ Projects:

McCarthy

Yellow Shutter

Oakes Bowling

JLG

Body by JoJo

Pizza Ranch

Hospital

A-1

Internships

Wind Energy

_____ Housekeeping

Letter of support for Brian Vculek

GNDA Board Position

OEI information from Skjefte

_____ Other

_____ Other

_____ Adjournment, _____ PM

Oakes Enhancement. Inc

Date: Wednesday, July 21, 2004

Time 12:00 Noon

Place: Ottertail

Directors Present: Schnell, Stizler, Ptacek, Bohannon, Hoelscher, Kraemer

Directors Absent: Coyne, Brummund, Sjekfte, Dawson, Forward

- Call to order: President Gary Schnell called the July 21, 2004 meeting of the Oakes Enhancement, Inc. (OEI) Board of Directors to order discussing the gaming issues---See Below.
- Review minutes of 07-01 & 07-04: **MM/S/C: to approve as printed.**
- Review of balance sheets:
 - Negative workings due to the donation to the hospital
 - Gaming contributions for the quarter: \$12,500
 - Comments from Cline in the Oakes Times
 - OEI not giving proper accounting dollar being spent.
 - Give an accounting to the city due to the half cent sales tax.
 - The City has a representative on OEI.
 - The annual meeting is open as are the board meetings.
- Dorgan Visit
 - Wednesday, August 11, 2004
 - Otter Tail Power @ 3:30 PM
 - Focus of visit: Veterans, OEI/DSLRA, Economic Development, business tour (tour of ERI)
 - Does OEI want to host this: Yes—coffee, lemonade, cookies?
- GNDA information
 - Karla is working with the Vculek family.
 - Rough draft available
- Papers from Bank of North Dakota
 - This deals with Kustom Machine as relate to the death of Wm Ptacek.
 - The PACE loan will go on as planned.
 - Trying to operate as a family business.
 - OEI will continue to do their part of the buy-down as long as Kustom Machine meets the requirements of the loan.
- Harris Machine
 - Is this business meeting the requirements of the PACE loan?

- Have employee numbers decreased.
- The state monitors the terms of the loan.

➤ Gaming Sheets:

- Ptacek put together sheets comparing gaming at the two locations.
- Most felt the review at the end of the year may mean pulling out of the Beaver.
- Should Blackjack be gone at both locations? Rudy's is profitable but not by a great deal.
- Steuck's quarterly reports were reviewed.

➤ Projects:

- McCarthy
 - New door ordered---Kraemer will install the door.
- Yellow Shutter
 - Closing due to health reasons
 - She is planning to return the loan.
- Oakes Bowling
 - Funds picked up 07-21-04.
 - Regional Council has approved \$5000 wanting OEI to extend the time of the loan.
 - The loan is already planned for 0% for two years and ND Prime for six (6) years.
 - Kraemer will get clarification on this----does the Regional Council want 0% for five years.
- JLG
 - There has been no communication.
 - End of the fiscal year for JLG
 - Will contact after the end of July.
 - Governors money could be in jeopardy?? -- but this does not seem to be the case-----an election could make a difference.
 - The election factor should be brought to the attention of the companies involved.
- Body by JoJo
 - Not available for the meeting
 - Looking for a location
 - Business plan is falling into place.
 -
- Pizza Ranch
 - Cannot get a lead lender.
 - Price needs to be lowered to secure the financing.
- Hospital
 - Fund raising front----\$300,000 to date.
 - Report by Sitzler who sits on the Foundation Board.
 - Bill Ott has been talking to investors in the community and surrounding area.
- A-1

- No response on the counteroffer to Tompt and LeMeier
- They seem to be progressing.
- Internships
- Wind Energy
 - Kraemer report: He will be hosting a group coming the end of July to map out locations for the testing equipment.
 - No word from the state on the funding
 - Recommendation: do not purchase equipment until funding is secured
- Housekeeping
 - Letter of support for Brian Vculek
 - Kraemer has prepared letters of support for the Commercial Vegetable Growers.
 - GNDA Board Position
 - Annual meeting in Sept:
 - Kraemer will visit with Coyne.
 - OEI information from Skjefte
 - Information not available
 - DSLRA:
 - Not meeting as there is not a great deal of business.
 - Labor survey – make checks to OEI and Ellendale.
- Machining Shop offer from Hawaii
 - Give the information to Kustom Machine and Harris Machine
 - Kraemer will take care of this.
- **MM/S/C: to donate \$250 from the Charitable Trust account for Woman's Song.**

There being no further business the meeting adjourned at 1:15 PM

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Area Chamber of Commerce

Oakes Enhancement. Inc

Date: Tuesday, August 3, 2004

Time 12:00 Noon

Place: Ottertail

Directors Present: Schnell, Forward, Ptacek, Hoelscher, Kraemer

Directors Absent: Skjefte, Coyne, Bohannon, Stizler, Dawson, Brummund

Guests: John Tompt,

Rod Olderness

Proxy vote transfers:

- Stizler to Hoelscher
- Coyne to Hoelscher
- Skjefte to Schnell

President Gary Schnell called the August 3, 2004 meeting of the Oakes Enhancement, Inc. to order listing the proxy vote transfers.

- Review minutes of 07-21-04
 - **MM/S/C: to accept as printed.**
- Treasurer's Report
 - Statements have not been reconciled.
 - **MM/S/C: to approve as reported.**
 - Ptacek will take care of some clean up issues.
- Introduction of John Tompt
 - Tompt will purchase the lots at the A-1 for \$6000.
 - Questions & concerns the about the way the buildings were torn down and debris buried.
 - Move in a mobile home, build a garage, yard etc.
 - Pay \$6000 but would need help in cleaning up the lots—problems with the back 40'.
 - 20 to 30 loads of black dirt are necessary and that is an expensive commodity.
 - Tompt would like to keep the communication open.
 - Would like first option on purchasing.
- Funds out to:
 - B & K (2001 & 2002--- (06-07-04 \$200 received) Reminder letter sent in July.
 - Rudy's (January 5, 2004) (\$15,000) Making regular payments of \$500 per month.
 - Angry Beaver (September 2003)—outstanding balance: \$4,000
 - Oakes Feed (April 2006) \$15,600
 - Oakes Bowling Lanes (June 2006) \$7000
- Dorgan Visit
 - Meeting at Otter Tail
 - Tried for the ambulance garage.
 - Trail Mix will be served.
 - Times: 3:30 with a 4 PM tour of Engine Rebuilders
 - Date is Wednesday, August 11, 2004
- Greater North Dakotan Award

- Submitted by August 1, 2004
- Information gathered from the children of Bernie Vculek.
- Do not know when a decision will be made.

➤ Workforce Summit

- September 30 & Oct 1st in Fargo
- \$150 early bird registration
- **MM/S/C: to send Hoelscher if approved by her employer and if not, Kraemer would attend in her place.**

➤ Gaming Sheets

- Status of the jacket-some have received their jackets.
- Later hours are working.
- How long is OEI going to continue with contributing Blackjack proceeds to the pool?
The group felt this should continue for a few years.

➤ Projects:

- McCarthy
 - The door is in (it was broken)
 - Pete Awender – realtor contract is coming due---Multiple listing is working – this put-on hold as per the point below.
 - Kraemer will check with Fadness Realty about a listing with her company.
 - The repairs need to be done---lighting in the bathroom, hole in the light fixture in the ceiling,
- Yellow Shutter
 - The loan for \$5000 was returned.
 - The Yellow Shutter closed for health reasons.
 - Leaving the option to re-open
- Oakes Bowling
 - Pulfrey's are working on the bowling alley.
- JLG
 - Waiting until after the 30th of July the end of the fiscal year for JLG
 - Schnell communication with the company—did not know what they are doing with the equipment---sell or move to Oakes.
 - Schnell offered the services of Oakes Enhancement, Inc.
- Body by JoJo
 - Looking for a facility
 - Baptist location is not for sale.
 - Looking at the Free Church back building

- Pizza Ranch
 - No word here

- Hospital
 - We Care Campaign going well.
 - Dinner theatre planned for November as a fund raiser.
 - Oakes Theatre group will do the performance.
 - Dinner prepared by Hospital employees and looking to the clinic employees for assistance as will.
 - JDA: Bill Ott presented at a recent meeting. Showed a footprint of the possible building, Pledges of \$376,000. Suggestion of JDA to donate \$100,000 Need a special meeting to get all the members of the JDA there.

- A-1
 - See above visit with John Tompt.
 - Keep for commercial??
 - Combined lots of 110' X 140'

- Internships
 - When is payment needed?
 - Ellendale—funded by the county.
 - Oakes: OEI – Park Board--City

- Wind Energy
 - Schnell, Kraemer and Vculek –and guests toured the area.
 - Compiling a wind resource map for the area
 - Tentative location selected to place the equipment.
 - Grant in the process
 - Mapping an area by Pickle Hill, West side of the river—Cellular One tower,
 - Tried to stay in the Oakes School District
 - Should have the information within the week.
 - Jay Haley is a wind data expert.

- Housekeeping
 - Tourism
 - Where do I send Woman's Song—check
 - Performance reviews

- Rod Olderness
 - Concrete pumping business
 - Difficult when you do not know the need for this type of business.
 - Bank is opened to working with him.
 - About 20 communities could potentially be in the business area
 - Seems to be a cost-effective way to pour concrete.

- Estimated cost of the equipment: Swing brand—1975 model in Pennsylvania—for \$40,000.
 - Perhaps will not create multiple new jobs except for the one needed to start the business and work the equipment.
 - Kraemer will investigate any funding possibilities and help with putting together a business plan.
 - Ptacek noted business plans and financial information will be necessary.
 - Number of jobs – dollar amount of the jobs – time frame for jobs ----Figure April 15 to November 15 as the working season-----Fixed and variable expenses—research, how many houses and remodels have taken place in the area in the past year.
 - Olderness noted a machine in Gettesburg, SD – this would be a good area to get figures from
 - Will need the backing from a financial institution or having enough of your own to fund the project – other sources include Larson Foundation – PACE is a question
- Schnell attended the city council meeting on 08-02-04.
- Use of the tax dollars by OEI.
 - Levy for other projects
 - McCarthy House, JLG (building and equipment), Telemarketing facility, hospital pledge of \$100,000, Wind energy is a new project,
 - Kustom Machine, Yellow Shutter, etc. projects listed.....Woman's Song, etc.

All present were invited to attend the Oakes Area Chamber of Commerce meeting on Wednesday, September 8, 2004. Dave MacIver the president of GNDA will be the featured speaker. The meeting is scheduled for noon at the Oakes Golf Club. Advance tickets will be sold and necessary for a head count.

Adjournment, _____6:10_____PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc. (OEI)

Date: Wednesday, August 18, 2004

Time: 12:00 Noon

Place: Otter Tail Power

Directors: Schnell, Skjefte, Coyne, Brummund, Ptacek, Sitzler, Dawson, Forward, Bohannon, Hoelscher, Kraemer

Guests:

Agenda

_____ Call to order

_____ Secretary's Report / Correspondence

_____ Treasurer's Report

_____ Balanced statements

_____ Funds out----reminder only

_____ CD at FCCU

_____ CD at Starion

_____ GNDA dues: \$100

_____ Bill for computer: ½ equals \$732.22.

_____ Project areas

- McCarthy
 - Bill at Mertz Lumber: \$350
- Yellow Shutter
 - Removal from agenda
- Oakes Bowling
 - Grand Opening August 21, 2004
- JLG
- Rod Olderness
- Body by JoJo
- Pizza Ranch
- Hospital
- A-1
- Internships
- Wind Energy
- Scholarships
- Seminars

_____ Tourism

_____Oakes Brochure

_____Labor Survey

_____GNDA Nomination

_____New to the community housing issues.

_____Dorgan Visit

_____Adjournment_____PM

Oakes Enhancement, Inc. (OEI)

Date: Wednesday, August 18, 2004

Time: 12:00 Noon

Place: Otter Tail Power

Directors Present: Coyne, Brummund, Forward, Bohannon, Hoelscher, Kraemer

Directors Absent: Sitzler, Schnell, Skjefte, Dawson, Ptacek

Proxy Vote Transfers: Sitzler to Hoelscher-----Ptacek to Bohannon

Guests: Bill Ott

The August 18, 2004 meeting of the OEI Board of Directors was called to order by past president, Geri Coyne. Bill Ott --

- Secretary's Report / Correspondence
 - **MM/S/C: to accept the minutes of the August 3, 2004 meeting as printed.**
- Treasurer's Report
 - **MM/S/C: to accept the financial sheets as printed.**
 - Balanced statements
 - Funds out----reminder only
 - Recently received a check from B & K: \$200
 - CD at FCCU: no action taken.
 - CD at Starion: No action taken.
 - GNDA dues: \$100 **MM/S/C: to approve payment.**
 - Bill for computer: Waiting for all additional equipment to be added to the total.
- **Project areas**
 - **McCarthy**
 - Bill at Mertz Lumber: \$350—should this be turned into the insurance company?
 - Kraemer will look into the note on renewal.
 - Kraemer has done some work with lighting and OEI should look into new fixtures for the bathroom.
 - Kraemer needs to visit with Fadness about change of listing---to Sept 1st with Awender.
 - **Yellow Shutter**
 - Removal from agenda
 - **Oakes Bowling**
 - Grand Opening August 21, 2004
 - Repairs are almost complete.
 - **JLG**
 - No word since the last meeting
 -

- **Rod Olderness**
 - Machine is located.
 - Working on the numbers
 - Kraemer will visit with Rod.
- **Body by JoJo**
 - Changing numbers and putting together a new business plan
 - Will be looking for some gap financing.
 - May present to the Regional Council.
- **Pizza Ranch**
 - Nothing to report.
- **Hospital**
 - Bill Ott was welcomed.
 - Mr. Ott thanked OEI for the donation to the WE CARE Campaign
 - Fund raising is at \$400,000+ in signed pledges with an additional \$200,000 in the waiting process.
 - Brochure is available and being shared with all the communities.
 - The Hospital staff is at 65% participation which is excellent and speaks well of the hospital.
 - Hospital Staff is putting together a cookbook.
 - A dinner theatre is being planned for Nov 19 & 20th in Guelph with the play being Fried Chicken Murder. This is being planned by the Oakes Good Samaritan Center and the Oakes Theatre Group. They will enlist the aid of the hospital staff and the staff of Southeast Medical Center
 - One-time gift to a five-year pledge
 - Site location is not yet affirmed – waiting soil samples.
 - The project is moving forward and is very exciting.
 - Kraemer will research USDA for infrastructure grants and assistance.
- **A-1**
 - On hold
 - Zoning change approved.
- **Internships**
 - Erica Young completed 5 projects in Ellendale.
 - Philip Homan has 30 hours of service left and is working on the swimming pool. The Shrubs, grass etc. are ordered.
 - Ambulance garage, Hockenberry Park
 - Program needs some tweaking—Needs a supervisor/instructor in close proximity.
 - Learned a great deal in this “pilot” year.
 - Looking for volunteers for assistance in the fall to implement the design for the swimming pool and ambulance garage.
- **Wind Energy**
 - Wind resource map has been completed.
 - GPS mapping taking place.
 - Wind resource mapping netted Pickle Hill as the best area for the trial—this is in Dickey County? No, it is in Sargent County. Should we be in conversation with officials from Sargent County---sharing cost?
 - Pickle Hill is in the Oakes School District
 - Bill at EAPC Engineers for \$1657.50
 - Entire bill could come to \$20,000.
 - Kraemer pursuing funding from the state.
 - Set up a meeting with the Sargent County officials to share costs.

- DSLRA meeting coming up and Kraemer will speak with Anderson and Narum from the Sargent County area
 - **MM/S/C: to pay the bill at EAPC for \$1657.50 for work done to date on the information gathering.**
-
- **Scholarships: Payment**
 - Send in after the students have completed the first semester.
 - Send in once you find out when registration is for the spring semester.
- **Seminars**
 - Get the information and pursue with the chamber.
 - Does a project like this fit into the strategic plan of OEI?
 - Should we be looking more in the economic realm?
 - There are speakers available in the economic area that can come in without a fee.
 - See what the business community is interested in having presented.
 - Questions: would you consider sponsorship, sending employs, time of the day, issues to address,
 - Coordinate the results of the North Dakota Rural Issues Survey Results with a topic search.
 - Brummund will be on this committee to research and coordinate.
 - Have information available for the next meeting.
- **Tourism**
 - Dickey County has a busy September.
 - Woman's Song
 - Fullerton Steam Threshers
 - Apple Fest in Ellendale
 - Oakes Brochure/ Oakes Celebrations and Selling Oakes
 - Promote the folks from Oakes.
 - Develop a CD----funds are available.
 - Does Oakes need to update and modernize the logo?
 - Do we need to Brand Oakes?
 - Does Irrigation Days need a new name and theme---Remerchandising the event?
 - Elevator City-----
 - Developing a new web site for the area with DIT out of Cooperstown
 - The area is developing as a tourist spot driven by Fran Brummund.
 - Will be needing to do a membership drive.
 - Brummund will try developing a slide show of area pictures.
- **GNDNA Nomination**
 - OEI's nomination of Kraemer does not meet the membership requirements.
 - GNDNA President Dave MacIver will be at the September 8th Chamber meeting. All are encouraged to attend.
 -
- **Labor Survey**
 - Copies available for all board members.
 - All were urged to study in the future.
 - This is now a tool to use when recruiting new businesses.

- **New to the community housing issues.**
 - People are not meeting the banking requirements of living in the community for x number of days.
 - Jobs available but there is a probation period.
 - Idea: Invite the financial institutions and the realtors to the next meeting to address the issue of making Oakes Friendlier to Move here.
 - Partnering with contractors to provide housing options.
 - Mobile homes as temporary housing
 - Rent – to - Own
- **Dorgan Visit**
 - Attendance at 25-30
 - Presented plaques to Willy Prichardt and Jerry Schumacker
 - Bohannon and Sitzler were in attendance.
 - Toured Engine Rebuilders
- **Thoughts**
 - Once the new hospital is built---what to do with the existing facility
 - New hotel – Renovation of the current facilities

There being no further business the meeting adjourned at 2:00 PM
Respectfully reported, Audrey O'Brien, Secretary, OEI

Oakes Enhancement. Inc

Date: Tuesday, October 5, 2004

Time 4:00 PM

Place: Ottertail

Directors Present: Schnell, Bohannon, Hoelscher, Kraemer, Paige Brummund, Zimmer, F Brummund, Sitzler

Directors Absent: Skjefte, Ptacek, Forward, Dawson

Guests:

Proxy Vote Transfers:

Skjefte to Sitzler

Ptacek to Bohannon

Zimmer to Bohannon (until he arrives)

Call to order: President Gary Schnell called the October 5, 2004 meeting of the Oakes Enhancement Board of Directors to order moving forward with business.

- Review minutes of 09-07-04 **MM/S/C: to approve the minutes as printed.**
- Correspondence:
 - A thank you from the Dickey County Sheriff's Dept. for funding the Counter Act Program
 - GNDA: Bernie Vculek was not selected to receive the "Greater North Dakotan" Award. His name will remain in the running for next year.
- Additional Business
 - From the Oakes Family Support Group: Janell Mayer
 - Request grant funding for a Holiday Movie for the youth of Oakes – Family Support Group to put up \$250 and requesting a \$250 grant.
 - **MM/S/C: to donate \$250 from the Charitable Trust Account to this project.**
- Treasurer's Report
 - Insurance Bill – Semi Annual Premium \$314.65
 - Tourism Partnership renewal: \$125 **MM/S/C: to pay the OEI membership renewal to CDTP.**
 - **MM/S/C: OEI will consider only Oakes trade area tourism-based, non-profit businesses /organizations for support assistance in payment of their annual \$75 CDTP membership investment.**
 - **MM/S/C: to pay the membership renewal in the CDTP for the Dickey County Historical Society.**
 - Director: Wages, Expenses
 - **MM/S/C: to pay the directors wages/expenses as printed.**
 - Received check from JLG for \$330.50 – bond review reimbursement of expense.
 - Funds out to
 - B & K (2001 & 2002
 - Are small claims the avenue we should pursue?
 - Send a letter suggesting more regular payments – Monthly deadline –

- **MM/S/C; to have the secretary communicate with B & K stating monthly payments are a must. If not, OEI will be forced to take them to small claims court.**
 - Rudy's (January 5, 2004) (\$15,000) Making regular payments of \$500 per month.
 - Angry Beaver (September 2003)—outstanding balance: \$4,000
 - Oakes Feed (April 2006) \$15,600
 - Oakes Bowling Lanes (June 2014) \$7000
- Greater North Dakotan Award—See Above Correspondence note
- Workforce Summit
 - Hoelscher attended.
 - Reimbursement (Billings included)
 - Hoelscher felt the meeting was very good and brought back valuable information.
 - The information will be kept in the Job Service Office
 - Pursue the workers – to get the workers, promote the community.
 - We need a video of the community and send along to job fairs.
 - Market the community
 - Boomerangers - Bring back those who have left and want to come back.
 - Put employment on the web site.
 - The age of the adult is being pushed back (28 years old)
 - What can we offer—raising children?
 - Stroll district – basically our downtown
 - Use parts of Matt Oliens video
 - Internships are a positive impact on the youth – if they have a good experience young people will want to join the local workforce instead of moving. 130 internships in the state – governor made funds available.
 - Housing is an issue.
 - We need to promote the community not only trying to recruit businesses.
 - Renaissance Zone
 - Companies are moving where the work force wants them.
 - Parents move to where there employed children are.
 - Get a list of needs.
 - Lewis & Clark Fund for gap housing financing- Sitzler has brought this program before the group.
 - www.nextgeneration.com
 - The department of commerce will assist in funding a video.
 - Kraemer will do the follow up talking to Matt Olien concerning assistance with assembling a video.
 - Video to go with companies like Melroe.

MM/S/C to pay the bills with this summit. Housing and mileage
- Gaming Sheets
 - August report

Projects:

- **McCarthy**
 - Charlie Kraemer went through a breakdown of expenses on the project.
 - The house has been sold for \$120,00
 - Total actual cost into the house is \$125,000 plus interest and the like bringing the total cost of the project to \$135,000.

- **Oakes Bowling**

- **JLG**

- Insurance on lots 5 & 6 (additional lots not under JLG)
- Lease Payments from Dennis Roney on farming the land----should be coming.
- To whom: OEI or the City????????
- Deed has been recorded.
- More employees being added at the Oakes plant.
- Headquarters has too many other things to consider at the present time.
- Schnell will check into this matter.

- **Body by JoJo** (Loan agreement included in agenda)

- SCDRC has the latest business plan.
- Depends upon funding from the SCDRC.
-

- **Pizza Ranch**

- **Hospital**

- Soil testing done but do not have all the results back.
- Dickey County JDA needs to come on board to support/fund this project.
- \$475,000 on the books and \$125,000 not confirmed.

- **A-1:**

- Expense sheets were reviewed.
- Offers have been made on the remaining lots.
- Offer of \$5000.
- **MM/S/C; to sell for \$5000 as it is, cash up front – to Steve Voightman.**

- **Wind Energy**

- Bills presented: **MM/S/C: to pay current bills of \$975.57 to EAPC and \$12,455. prepay on equipment ---- grant of \$10,000 has been applied for**
- Letters sent to surrounding counties as the towers will be located in Sargent county but Oakes school district.

- **Rod Olderness** (Loan agreement included in agenda)

- Pumper truck
- Does not need the funding at the present time.
- Wants to keep the loan open until the time he may need it.

- **Ron the Tool Man**

- No contact made.
- Proceed with caution.

- **Oakes Scoreboard for the armory**
 - The scoreboards are a done deal.
 - New boards and the school and the school board were installed at the armory.
- **Detention facility---adult – youth: available funding**
 - Nothing on is being done on this.
 - Bohannon has gotten information on federal funding opportunities and has given it to Kraemer.
- **Housing issues:**
 - Packet of information given to Kraemer.
 - Making the housing affordable
 -

Housekeeping/Add Ons

- Tourism---Partnership fees---sheets included in agenda.
- Internships: Comments from Brummund
 - Bill shown for \$450 from the Park Board.
 - This bill will now be paid—it was already approved at the beginning of this venture.
 - Some glitches in the Oakes projects occurred and consequently projects did not get completed.
- Conrad Visit
 - Kraemer attended the meeting in LaMoure.
 - Empowerment Zone and REAP Champion Alliance
 - Asked for \$\$ for the hospital.
 -
- Public TV program featuring Oakes.
 - Done by Matt Olien
 - Covered Boomerangers – people who have come back to live in the smaller communities after being gone.
- Employee Review
 - No Action
- Commercial Vegetable Growers
 - Kraemer has a letter from the group.
 - \$2000 has been given to the group.
 - Consequently, the OEI investment was set at \$2000.
 - They have hired a marketing person to put together a marketing plan.
 - **MM/S/to donate \$500 to further their survey from---motion defeated.**
- Sales & Use Tax Quarterly Report
 - Included for information.

There being no further business the meeting adjourned.

Adjournment, _____6:00 _____PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc. (OEI)

Date: Tuesday, October 19, 2004

Time: Noon

Place: Starion Financial

Directors Present: Sitzler, Bohannon, Hoelscher, Brummund, Schnell, Skjefte, Kraemer

Directors Absent: Forward, Dawson, Zimmer, Ptacek

Proxy Vote Transfers:

Zimmer to Bohannon

Ptacek to Hoelscher

President Gary Schnell called the OEI Board of Directors to order in special session on Tuesday, October 19, 2004 presenting a request from **Body by JoJo**. The request stated the South-Central Dakota Regional Council (SCDRC) funded the Body by JoJo request at \$20,000 instead of the \$25,000 they presented. Body by JoJo was wondering if OEI would increase their loan by \$5000 (total then being \$10,000).

Body by JoJo

Thoughts from the board members gathered.

- Why did the SCDRC decide on \$20,000 instead of \$25,000.
- What was the increase to \$25,000 for as the original business plan indicated only \$18,325 was needed?
- What credit risks are involved?
- To move forward OEI should have.
 - Updated business plan
 - Justification for the additional \$5000
 - Reasons for going from \$18,325 to \$25,000.

MM(Sitzler)/S/C to amend the September 2004 motion from \$5000 to \$10,000, contingent upon securing an updated business plan and learning the SCDRC reasons for funding only \$20,000. Once members are notified of the above information and feel comfortable with the updated plan and the reasons for the SCDRC decision, we can move forward.

Kraemer will do the necessary follow up work to obtain and pass along (via email) the above required pieces of information.

Other Project Updates

McCarthy

- House has been sold – papers distributed.
- Outstanding bill for installing the internet service.
- SE Area Career and Technology Center will be contacting OEI for a donation.
- A donation does not seem possible considering the revenue invested by OEI in this project.

Oakes Video

- F Brummund has talked with Matt Olien concerning his Public Television broadcast of “Building the Future” referencing Oakes.
- Skjefte will pick the CD up from Prairie Public – Downtown Fargo – 4th floor.

- Schnell will confer with Matt Olien on becoming involved with making an Oakes video.
- Hoelscher has a contact name for video production.

Wind Energy

- The equipment has been paid for and takes approximately two weeks to arrive.
- A contract is needed with the landowner.
- Should have this installed in the fall.
- Tower is 180' high and 12" square.
- May be able to borrow data collection from the Edgeley towers as they are close – therefore shortening the two-year data collection process.

Annual Meeting

Bring out points of the **McCarthy house**.

- Where we ended up and the investment in the community and a valuable school project
- Perhaps a video marketing the house
- House being overbuilt.
- Positive and negative of the project
- What was learned?

There being no further business the meeting adjourned at 12:50 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: Tuesday, November 2, 2004

Time 4:00 PM

Place: Ottertail

Directors Present: Schnell, Bohannon, Hoelscher, Kraemer, Fran Brummund, Zimmer, Sitzler, Skjefte, Dawson

Directors Absent: Ptacek, Forward, P Brummund

Guests:

Proxy Vote Transfers:

Ptacek to Hoelscher

Call to order: President Gary Schnell called the November 2, 2004 meeting of the Oakes Enhancement, Inc. Board of Directors to order moving forward with business.

- Review minutes of October meetings: **MM/S/C: to approve the minutes as printed.**
- Treasurer's Report: **MM/S/C: To accept the Treasurer's report as printed.**
 - New credit card company: new cards have been received and activated
 - Scholarship payments due to schools – Charitable Trust Account funds will be used—these will be paid now for the next semester
- Funds out to
 - B & K (2001 & 2002) correspondence included ---from the Oct 5 meeting directive
 - **MM(Dawson)/S/C”: to proceed with small claims court**
 - Kraemer will fill in the necessary paperwork.
 - Rudy's (January 5, 2004) (\$15,000) Making regular payments of \$500 per month
 - Angry Beaver (September 2003)—outstanding balance: \$4,000—payment of \$2000 made (11-01-04)
 - Oakes Feed (April 2006) \$15,600
 - Oakes Bowling Lanes (June 2014) \$7000
 - Many good comments concerning the Bowling Lanes
 - Body by JoJo (December 2009) \$10,000
 - Payment schedule included in agenda
- Gaming Sheets
 - Reviewed the quarterly and monthly sheets.
 - December review of the gaming – especially Black Jack at the Beaver
- Projects:
 - **McCarthy:**
 - Insurance refunds---\$314.65 and \$23.06
 - Hook ups for the phone and internet completed
 - Water problems solved (stem pipe bent)
 - One outlet not hooked up and is now done
 - The VoTech should be made aware of these problems

-
- **Oakes Bowling**
 - Many good comments on the Bowling Lanes
 - Very Busy
 - Clean and Bright
-
- **JLG**
 - Insurance on lots 5 & 6 (additional lots not under JLG)
 - Liability on the lots—Kraemer will check into this to make certain we are covered
 - Lease Payments from Dennis Roney on farming the land---should be coming: Is the city applying this money towards the purchase price. Kraemer will do the follow up.
- **Body by JoJo:**
 - Thanks to Ptacek for doing the loan payment schedule.
 - Will the lending institutions make sure all the necessary insurance, etc. is in place?
-
- **Pizza Ranch**
 - No report
-
- **Hospital**
 - Report by Doug Sitzler
 - \$600,000 is the current figure pledged.
 - Land has been tested and all tests clear.
 - Photo session to take place soon.
 - Land is being appraised – and the appraisal amount will be added to the pledge goal of \$1,000,000.
 - Bobcat and JLG have not yet pledged.
 - Some entities are working through Dakota State Line Regional Alliance
-
- **A-1:** What is currently happening on the lots.
 - Voightman was looking at the lots and has not gotten back to the group.
 - Kraemer will do the follow up.
 - \$1000 down and \$4000 upon closing—cash up front
- **Wind Energy**
 - Equipment ordered back logged so there is a delay.
 - Plans to install by the end of the year.
 - Verbal agreement with Matthews for rent free on the land---Need a paper agreement.
-
- **Rod Olderness**
 - Has not requested funds as of yet.
-
- **Ron the Tool Man**
 - No report
-
- **Detention facility**----adult – youth: available funding
 - No report
-
- **Housing issues**

- Lewis & Clark Community Works----financial institutions can refer people with bad credit issues to the Lewis and Clark fund to assist with lending.
- Dickey County has recently been accepted in the program.

Housekeeping/Add Ons/Updates/Additional Information

- Tourism---
 - No report from Brummund
 - Hunting issues
 - Letter from disgruntled hunter addressed.
 - Hunting is not the same as it was 15 years ago so “free” hunting is a thing of the past.
 - A black eye on Oakes is the fact – vehicles are being broken into, property is being taken, damage is being done to hunters’ property and also businesses and residential areas are being broken into
 - Hunter incentive packets at the motels – coupon book, etc. ---List key services--- thank you letter.
 - Lodging tax used to fund the coupon book.
 - Committee: Brummund and Dawson
 - Ducks Unlimited Banquet moved their date, and it was highly successful – Many from outside the area.
 -
- Oakes Video-----along with Matt Olien’s presentation
 - Schnell is trying to contact Olien hiring him to assist with an Oakes video
 - Spring is the time when the city looks the best
 - Shelton is a possibility
 - Tami Rust at Starion also has some contacts
- Employee Review
 - This should be completed by the end of the year.
- Commercial Vegetable Growers
 - No report and no feedback
 - OEI has decided not to support this project

Zimmer report from the City Council

- Arsenic level continues to be in question
- Tracy of Moore Engineering has been banned from the meetings – Is this legal?

MM/S/C to adjourn at 5:30 PM

Respectfully reported,

Audrey O’Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: Tuesday, December 7, 2004

Time 4:00 PM

Place: Ottertail

Directors Present: Schnell, Skjefte, F. Brummund, Ptacek, Bohannon, Kraemer,

Directors Absent: Forward, Sitzler, Dawson, Zimmer, Hoelscher. Paige Brummund,

Guests:

Proxy Transfers: Sitzler to Bohannon

Zimmer to Bohannon

Forward to Dawson----void

Dawson to Ptacek

Call to order.

President Gary Schnell called the December 7, 2004 meeting of the Oakes.

Enhancement, Inc. Board of Directors to order at 4:05 PM.

Guests

No guests

Review minutes of November meeting

MM/S/C: To accept the minutes as printed.

Correspondence

Christmas cards received from: Performance Centers and Prairie Printing/Computer Express

Letter of resignation from Ptacek was presented.

MM/S/C: To reverse the roles of Bohannon and Ptacek for 2005. Bohannon will fill the appointment of the Chamber Representative (once approval has taken place at the Chamber Board meeting on 12-8-04) and Ptacek will hold an advisory position.

Treasurer's Report

- Ptacek will clean up the McCarthy property as the loan was paid by the realtor.
- Ptacek gave a report on the gaming through October. October seems to be picking up. BJ at Rudy's is coming along---The Beaver did not do as well.
- Thought to eliminate the pull tabs and jars at the Beaver – they are not played much at this location. Talk to Steuck about this matter.
- **MM/S/C: to accept the Treasurers report and printed and explained.**
- Director Wages/Expenses
- **MM/S/C: to pay the director wages and expenses as presented.**
- NOTE: bill REAP Champion to DSLRA---Bill in arrears
-

Funds out to

- B & K (2001 & 2002) ---Check today for \$300 12-07-04
- Rudy's (January 5, 2004) (\$15,000) Making regular payments of \$500 per month.
- Angry Beaver (September 2003)—outstanding balance: \$2,000
- Oakes Feed (April 2006) \$15,600
- Oakes Bowling Lanes (June 2014) \$7000
- Body by JoJo (December 2009) \$10,000 (received the first interest payment \$17)

Gaming Sheets

- Gaming sheets for October were covered in the Treasurer's report.
- Texas Hold'em
 - Should the Angry Beaver be asked about this game?
 - This is taking away from the Blackjack tables at the Angry Beaver.
- Party for dealers – Eyvonne permission to spend \$100 for snacks & drinks.
 - **MM/S/C: to approve the dollars for the party.**
- Christmas Gift for Steuck
 - **MM/S/C: to approve \$50 in Oakes Bucks for both OEI employees.**

Projects:

- **NEW: 911 Call Center**
 - Nolan Baldwin (DRN)– Marke Roberts meeting with Schnell.
 - All our 911 calls go to Bismarck.
 - With the new phone system, a three/four county receiving center could be established.
 - Funding coming from the charge on the phone bill of \$1.
 - Needs to be manned 24 hours per day.
 - PSAP
 - 6 – 8 employees
 - Sargent – Dickey – LaMoure – MacIntosh
 - Inspect the center @ Redfield, SD.
 - If you go with this system – you are cut off from the rest of the state.
 - State radio functions well in dispensing information
 - It appears HomeLand Security grants are not going to be available in our area for 2005.
 - Privatization of the system – will this take place in the future – if it does, we could be in on the ground level.
 - Kraemer needs to investigate this matter.
 - Need to find out how much is paid to State Radio for this service.
- **NEW BUSINESS: WIRING HARNESSES – TOWN & COUNTRY BUILDING**
 - Fargo Assembly
 - Town & Country building is for sale – The E-Free church is worshipping elsewhere.
 - Kraemer has made a call to the Fargo Assembly name given to Schnell, but his call has not been returned.
 - Matt Hill is interested in the Town and Country Building
 - Kraemer will do checking into this matter.
- **Oakes Bowling**
 - **Take off agenda.**
- **JLG**
 - Lease Payments from Dennis Roney on farming the land----
 - Should be paying \$150 per acres and payment should be made to OEI.
 - **RAIL LINES**
 - Interested in shipping by rail.
 - Need a spur installed from existing track to their building.
 - \$300,000 to \$400,000 cost of this project

- State will not assist with this as it will not create jobs.
- Funding is usually tied to jobs creation.
- Where are we with the paint booth?
- We are at status quo with adding to the plant.

- **Pizza Ranch**

- No report

- **Hospital**

- The dollars are coming in.
 - Kraemer working on EDA grant.
 - New grant money should be available in the new year.
 - Kraemer will check other avenues as well.
 - Infrastructure is the direction for the grant applications.
 - Would a TIF District be beneficial?
 - Dickey county JDA pledged dollars – Schnell would like to get Ellendale people in the photo.

- **Body by JoJo:**

- First interest check received today 12-07-04 (\$17)

- **A-1**

- Kraemer has attempted to contact Voightman.
 - \$1000 down and \$4000 upon receipt

- **Wind Energy**

- The test towers have been erected with volunteer help.
 - Sargent County is interested in the project – property is in Sargent County, but the land is in the Oakes School District
 - Hoping for a 50/50 cost share with Sargent County
 - We are coming in over budget – grant received at \$10,000.
 - Kraemer has pictures and will email to the Oakes Times for an article
 - Insurance issues on the wind test tower. This is being investigated – multi peril policy – Liability is already in place.
 - All systems are operational calling in data.
 - Need to address.
 - **MM/S/C: to pay for expenses involved with this project.**
 - **Meals, Landowner (Howard Best) \$100 dollars per year, Denny Gemar**

- **Rod Olderness**

- **Ron the Tool Man**

- **Detention facility----**adult – youth: available funding

- Needs to be pursued.

- **Housing issues:**

- SCDRC put in \$40,000 for refurbishing older/low-income homes.

- **Need to keep Ethanol plants in sight.**

- **Jessica Sundby**

- Kraemer will do some follow up calls.

- Contact Jim Lees to begin work on a business plan.

Housekeeping/Add Ons/Updates/Additional Information

- Comments from the City Council Meeting
 - Meeting date changed to 12-07-04.
- DSLRA
 - Meeting December 27, 2004
 - Video conferencing
 - Kraemer is working on this.
- Tourism---
 - Brummund has received a copy of the Olien documentary that featured Oakes.
 - Letter from Matt Olien stating he would not be available to assist with the development of a video but would like to be considered for the narration.
 - Schnell contacted Kerry Shelton.
 - \$5000 is a base-Department of Commerce has grants available.
 - Need to work out a budget.
 - Upcoming meeting (CDTP) was announced: Meeting in Cleveland, ND
- Employee Review
 - Does Hoelscher have the reports form the past?
- ANNUAL MEETING:
 - Speaker: Matt Olien
 - O'Brien will find a date in later February.
 - Nominating Committee
 - Board Positions for elections: Brummund & Sitzler
 - Brummund is hesitating to run again- perhaps run again until she can no longer serve.
- **MM/S/C: to go with DSL phone plan from Dickey Rural for the Chamber office and pay half of the charges. Subject to the approval of the Chamber Board.**
- **Scholarship 2005**
 - Question: Perhaps the same as last year
 - Think on this until January meeting.
 - Ptacek will present this to the students.

Adjournment, ____6:20_____PM

Respectfully Reported

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

