

Oakes Enhancement. Inc

Date: January 2, 2007

Time: 4 PM

Place: Ambulance Facility

Directors Present: Skjefte, Sitzler, Bohannon, Hoelscher, Kraemer, Quandt, Opp

Directors Absent: Dawson, Brummund, Schnell, Zimmer, Forward

Guests:

Proxy Transfers: Zimmer to Hoelscher, Schnell to Hoelscher, Dawson to Sitzler, Brummund to Hoelscher, Forward proxies not present.

Vice-President Doug Sitzler called the January 2, 2007 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4 PM. The meeting was held at the Oakes Ambulance Facility with 7 members and the secretary present.

- Strategic Plan Review: No action
- **Sec. Report: M(Bohannon)SP: To accept as printed.**
- Treasurer's Report: **M(Skjefte)SP: To accept as printed.**
 - **Rudy's** (January 5, 2004) (\$15,000) —MAKING PAYMENTS
 - **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
 - **Oakes Bowling Lanes (June 2006 – June 2012)** \$7000 (\$7,000) Started payments but sometimes forget – then do make up payments.
 - **Body by JoJo** (December 2004-December 2009) \$10,000 (\$7434.68) **Not receiving payments.**
 - **Novak Electric** (April 2005-May 2010) \$4250 – will soon need to start making regular payments – has paid varying amounts up to date.
 - **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 (Paid interest for the year all up front – payments to start in November 2006)
 - **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year – need membership—payments should start in July of 2007)
 - **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start July of 2007)
 - **Dollar Daze** (Sept 2006-Aug 2011) \$5000 down to \$4500 with REAP grant (Interest figure given on the \$4500—payments should start in Sept 2007-(Received the \$500 back from the mini grant and paid some interest)
 - **Housing Authority** (date determined by billing for blinds \$5500) Terms: —Pay the interest at 2% the first year of the loan – 2nd year interest at 2% and pay on principle as well – years 3-5 principal and interest at current ND rate.
 -
- Conditions of the City Flags – Christmas decorations
 - Waiting on information from Park River – report by Quandt
- Updates:
 - Gaming
 - November report reviewed.
 - Body by JoJo
 - No action taken.
 - Little Professors
 - OEI Membership check obtained by Quandt.
 - Wind Energy
 - **M(Skjefte)SP: Approve the bill for \$946—to EAPC.**

- Water Assistance
 - **M(Sitzler)SP: to grant \$36,000 per year for the next three years to the city of Oakes for the water treatment project contingent upon the continuation of the city sales tax. Funds coming from Sales Tax Dollars.** This would save consumers about one-month payment per year.
- Housing
 - Two of the eight units are rented.
- Main Street Property
 - No report
- Ethanol Bio Diesel
 - No report
- Community Meetings & Calendar
 - Bring to the next meeting.
- Renaissance Zone
 - Identify the area included in the zone and begin the process.
 - Kraemer will begin the paperwork.
- Event Center
 - Meeting to review grant applications.
 - 20 acres would be ample.
- Oakes Video
 - Quandt will visit with the Media Club at school to see if they are willing to work through a booklet on putting together a community video.
- Hotel
 - No action taken.
- Board Positions—nominating committee
 - Board Positions up for election: Forward and Skjefte
 - Skjefte will run again.
 - Nominating Committee: Sitzler, Quandt and Hoelscher will be asking people to seek a place on the ballot.
- Annual Meeting
 - Joint annual meeting of OEI and the Chamber along with Dakota State Line Regional Alliance
 - Program by Jodi Bruns will be explored for presentation.
- Corporate Resolution for Amerprise Financial
 - Resolution to have Dawson, Schnell, Sitzler and O'Brien sign on the account.
 - **M(Skjefte)SP: to approve the resolution to have the Dawson, Sitzler, Schnell and O'Brien sign on the Amerprise account.**
- Central Dakota Tourism Partnership
 - **M(Skjefte)SP: to pay the \$125 to continue membership.**
 -
- Other

There being no further business the meeting adjourned at 6:10 PM.

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: February 6, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Skjefte, Sitzler, Hoelscher, Kraemer, Quandt, Schnell, Forward, Bohannon

Directors Absent: Dawson, Brummund, Zimmer, Opp,

Guests: Dickey County Historical Society: Mary Ann Kunrath – Gloria Shelton

Proxy Transfers: Zimmer to Hoelscher, Dawson to Sitzler, Brummund to Hoelscher,

Vice-President Doug Sitzler called the February 6, 2007 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4 PM. The meeting was held at the Otter Tail Community Room with 7 board members and the secretary present.

Mary Ann Kunrath and Gloria Shelton of the Historical Society gave a presentation on the renovation progress of the Historical Museum. Upon examination of the building, it was determined specialists are needed repair the damage done to the original building. OEI supports this project but would like some estimates on cost to best utilize the funds.

- Sec. Report: **M(Skjefte)SP: to accept the secretary's report of the January 2, 2007 meeting as printed.**
- Treasurer's Report: **M(Forward)SP: to accept as printed with the agenda.**
 - Director's hours and expense sheet
 - **M(Skjefte)SP: to approve wages and expenses as submitted for December 2006 and January 2007.**
 - Bernie Vculek will accompany Kraemer to the Rural Economic Development Day at the legislature.
 - Loans
 - **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
 - **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
 - **Oakes Bowling Lanes (June 2006 – June 2012)** \$7000 making payments.
 - **Body by JoJo** (December 2004-December 2009) \$10,000 (\$7434.68)
 - Terry would like to know the intentions of OEI and the \$7000 owed by BBJJ – he has been contacted by potential investors and a meeting will take place once he returns from his mission trip.
 - The office will send billings on the loan.
 - No solution was found to purchase this business.
 - New contact would be Dave Zetocha.
 - **Novak Electric** (April 2005-May 2010) \$4250 – will soon need to start making regular payments – has paid varying amounts up to date.
 - **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 second letter sent to remind him payments need to start coming in.
 - **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year —payments should start in July of 2007)
 - **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start July of 2007)

- **Dollar Daze** (Sept 2006-Aug 2011) \$5000 down to \$4500 with REAP grant (Interest figure given on the \$4500—payments should start in Sept 2007-(Received the \$500 back from the mini grant and paid some interest)
- **Housing Authority** (date determined by billing for blinds \$5500) Terms: —Pay the interest at 2% the first year of the loan – 2nd year interest at 2% and pay on principle as well – years 3-5 principal and interest at current ND rate.
-
- Conditions of the City Flags
 - No report
- Updates:
 - Gaming
 - The Blackjack equipment has been removed.
 - Not ready to quote a price currently. —waiting for the legislature
 - Body by JoJo
 - see note in Treasurer's report.
 - Little Professors
 - OEI Membership (pd \$40)
 - Wind Energy
 - Kraemer gave an update.
 - EAPC has started into a feasibility study prior to doing an assessment.
 - **M(Schnell)SP: to approve the bill on the preliminary assessment – before moving forward to complete the assessment and present to Florida Power and Light**
 - Looking at other grants that would come through Sargent County JDA.
 - Water Assistance
 - Forms available at City Hall.
 - Auditor will contact the secretary if funds are requested.
 - Housing
 - A third unit has been rented.
 - Main Street Property
 - Price for Main Street Square Park—No report
 - Ethanol Bio Diesel
 - Information shared – no action necessary.
 - Community Meetings & Calendar
 - Tabled for the day.
 - Renaissance Zone (information copied for board members)
 - Kraemer presented to the City Council on 2-5-07
 - OEI appointed as the Renaissance Zone Authority
 - OEI will need to be the driving force behind this project with all things running through the city.
 - **M(Bohannon)SP: to be the Renaissance Zone Authority and spearhead this project.**
 - Sub-committee formed: Sitzler, Hoelscher, Quandt, Kraemer
 - Kidney Dialysis
 - The numbers are growing.
 - Gaining impact and moving forward
 - Event Center
 - This project is moving forward.

Items to remember:

- Retirement bonus for employees -- currently 5% of annual wages

- **M(Schnell)SP: to give the retirement bonus of choice to Kraemer, Steuck (5%) and O'Brien (2.5%) of annual wages.**
- Oakes Video: Jessica Quandt
 - School not interested in pursuing this.
 - Checking with the career and tech center for a project next year
- Hotel
 - Information shared – no action necessary.
 - Planning to visit area hotels.
- Board position – nominating committee
 - Forward will run again.
 - Skjefte will run again.
 - Bruns asked to fill the Brummund term.
- Annual meeting
 - March 6th
 - Bruns will present the program.
 - Bohannon will take care of the advertising for the DSLRA.
- New holiday decorations for the city poles
 - Working on obtaining new/repairing/caring for the city decorations
 - This may require funding from OEI.
- Harvey Praska Proposal
 - Ask for a business plan for the file.
 - **M(Skjefte)SP: Pending receipt of a feasible business plan – to approve the \$7000 loan with the same terms as recent loans.**
- Jeff Langley Request for forms
 - They were sent.
- Strategic Plan Review
 - Subcommittee: Schnell, Skjefte, Forward, Kraemer, Bohannon

There being no further business the meeting adjourned at 6:00 PM.

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

No March 2007 meeting

Oakes Enhancement. Inc

Date: April 3, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Skjefte, Sitzler, Hoelscher, Kraemer, Quandt, Forward, Bohannon, Dawson, Zimmer, Opp

Directors Absent: Schnell

Guests:

Proxy Transfers:

President Terry Dawson called the April 3, 2007 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4 PM. The meeting was held at the Otter Tail Community Room with 10 board members and the secretary present.

IMMEDIATE BUSINESS NEEDS

FROM EYVONNE:

1. Gaming -- do you want to continue at both sites – license and rental agreements coming due. Consensus: **Continue at both sites.**
2. Additional Machine: King Ransom -- \$2000 plus sales tax and ship -- \$2205 total—if still available -- do you want a third machine – should Eyvonne go ahead if the price is reasonable: **M(Forward)SP to add a third machine at Rudy's with Eyvonne to select the machine at a reasonable price.**
3. Charitable Trust – to post prom – approve \$1466 from Charitable Trust as per raffle transfer. **M(Sitzler)SP: to donate \$1466 from the Charitable Trust for the post prom Party.**
4. Gaming Training – June 20, 2007 in Fargo: **M(Skjefte)SP: Register two people to attend.**

FROM TERRY:

1. Main Street Square Request for funding: Electronic Mailing approved this project. To be paid from sales tax dollars. Pay bill directly and try to have done before Irrigation Days: Dated Feb 20th – voting took a long time: **Voting yes to this project totaling \$2865: Sitzler, Dawson, Schnell, Zimmer, Brummund**
2. Elect Officers— **M(Forward)SP: cast a unanimous ballot for Terry Dawson as President, Doug Sitzler as Vice President and Gary Schnell as treasurer.**
3. Brummund's position on the board: Hoelscher will be taking over this position.
4. Business Challenge: **M(Skjefte)SP: to approve up to \$800 limiting \$120 per student.** (registration @ \$95 and expenses of \$25)
5. TIF District for Housing Development
 - a. Dawson has done some research.
 - b. Sitzler has attended meetings to clarify how a residential TIF district can be set up – Sitzler is trying to arrange a meeting with OEI and people who are familiar with this program: Roger Fensted from Moore Engineering
6. Contract with Ptacek Financial for Services—payroll forms –etc. **M(Bohannon)SP: to maintain the services of Ptacek Financial Services and sign the contract.**
7. Insurance at Starion they need to know now – renewal – gaming machines? **M(Zimmer)SP: To accept the insurance quote from Starion Insurance without insuring the gaming machines.**

8. SCDRC split fee – (Charlie)
 - a. Last fall request due to increased amount of activity in the area and changes in federal funding – Asked for an increase in matching funds.
 - b. OEI portion of the of the increase is \$3000 (three-way split – Ellendale, JDA and OEI)
 - c. The group would like to see the activity report from SCDRC.
 - d. Charlie will get information and perhaps an electronic vote will be necessary.
9. Adjust of meeting time: Play month by month to see if this date will still work.

From Chamber

Request for funding of speaker for a Lunch & Learn Job Fair – to stay in compliance with the Strategic Plan.

- ⇒ Karla Hoelscher reporting: Speaker fee for a planned employee motivational topic at \$250 for a Lunch & Learn Program the Chamber sponsors. **M(Sitzler)SP: to pay up to \$250 for this project.**
- ⇒ Karla Hoelscher reporting: Job Fair at the Career and Technical Center: 9 AM – 7 PM – May 16th **M(SKJEFT)SP: to donate up to \$300 for job fair advertising-expenses.**
- ⇒ Does OEI have a budget for training local workforce?

From Kraemer

Electronic Voting – Great River Energy – Dickey LaMoure County Area Bio-Energy Refinery

E-voting: M(Skjeft)S/P: write a letter of support and donate \$1000 for the Dickey County Area Bio Refinery site study. Voting: Zimmer: yes, Sitzler: Yes, Bohannon: yes, Schnell: yes.

Matching fund grant – must have \$60,000 to get the grant. This project is not fully public until all things are in place.

FROM SCHNELL

Little Salty: Proposal for JDA and brought to OEI.

- ⇒ Kraemer covered this project in the absence of Schnell.
- ⇒ Expanding feed business by adding a hay grinder so they can utilize ethanol byproducts.
- ⇒ Would add one new job.
- ⇒ Little Salty has approached the SCDRC.

Recycling: Aluminum –D. Sukut of Gwinner, ND Schnell is working on this

- ⇒ Wants to take over the aluminum can recycle.
- ⇒ Weatherhead's currently do the aluminum and recycling and donate the \$ to the parks.
- ⇒

City Recycling

- ⇒ City is working with the community recycling.
- ⇒ Contracts have not been signed.

Purchase of Land in Industrial Park

- ⇒ Schnell is working on this project-Brian Vculek would like to purchase the land to expand the onion packing business.

FROM SITZLER

Housing: covered in the above areas

SALES TAX VOTE: is this due in 2007 or 2008?

- ⇒ What is OEI going to do about this situation?
- ⇒ It appears to be June of 2008 -- KEEP THIS IN MIND

Sec. Report: **MBohannon) SP: approve the minutes of the February 6, 2007 meeting as printed and the Treasurer's report as included in the agenda.**

Treasurer's Report

- Director's hours and expense sheet? Receipts
- Loans
 - **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
 - **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
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 - **H & D Cycles & Small Engine Repair:** (\$7000—Feb 07-Jan 11—payments start in Feb of 2008) (interest and membership paid 2-20-07)
- Updates:
 - Condition of City Flags—on hold
 - Gaming—see above.
 - Wind Energy: Otter Tail Power
 - Data has been received.
 - Kraemer has requested a new budget and reports – EAPC is very busy and information is slow in coming.
 - Water Assistance—no action
 - Community Meetings & Calendar- no action required.
 - Renaissance Zone—no action required.
 - Event Center—no action required.
 - **Dialysis: M(Bohannon)SP: for OEI to adopt this as a project**

Items to remember:

- ⇒ Heritage Center restoration – working on grants.
- ⇒ Oakes Video—video club not interested.
- ⇒ Hotel: No report
- ⇒ New holiday decorations for the city poles: Working with Career and Tech Center
- ⇒ BBJJ loan calls not returned – letter written -
- ⇒ Jeff Langley request for forms
- ⇒ Strategic Plan Review
 - Need a special meeting just for this project.
 - April 25th - Noon – Otter Tail – call to confirm.
- ⇒ SALES TAX UP FOR VOTE: JUNE 2008

There being no further business the meeting closed at 6:15 PM.

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: May 1. 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Skjefte, Stizler, Hoelscher

Joining at mid meeting: Zimmer and Kraemer

Directors Absent: Dawson, Bohannon, Quandt, Opp, Forward

Guests:

Proxy Transfers: Bohannon to Hoelscher, Dawson to Sitzler, Zimmer to Hoelscher for part of the meeting,

Call to order.

Vice President, Doug Stizler called the May 1, 2007 meeting of the Oakes Enhancement, Inc. board of directors to order, the meeting was held at 4 PM in the Otter Tail Community Room with four directors present at that time with two joining at mid meeting. Without any guests the meeting went straight to the business at hand.

Sec. Report

M(Schnell)S(Hoelscher)C to approve the secretary and treasurer's reports as printed.

Uncategorized expenses included \$50000 to the city for the infrastructure for the hospital and \$3000 to the Regional Council.

Treasurer's Report

- Director's hours and expense sheet? Receipts
 - **M(Skjefte)SC to pay the directors expenses.**
- DSLRA voted to pay their share on selected project of the directors' expenses for 2006 and the first quarter of 2007. Doug Sitzler is now the treasurer.
- Loans
 - **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
 - **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
 - **Oakes Bowling Lanes (June 2006 – June 2012)** \$7000 making payments.
 - **Body by JoJo** (December 2004-December 2009) \$10,000 (approx \$7000remains)
 - **Novak Electric** (April 2005-May 2010) \$4250 –has paid varying amounts up to date.
 - **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 no results from the letters sent—Skjefte will visit with him.
 - **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year – need membership—payments should start in July of 2007)
 - **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start July of 2007)
 - **Dollar Daze** (Sept 2006-Aug 2011) \$5000 down to \$4500 with REAP grant (Interest figure given on the \$4500—payments should start in Sept 2007-(Received the \$500 back from the mini grant and paid some interest)
 - **Housing Authority** (date determined by billing for blinds \$5500) Terms: —Pay the interest at 2% the first year of the loan – 2nd year interest at 2% and pay on principle as well – years 3-5 principal and interest at current ND rate.
 - **H & D Cycles & Small Engine Repair:** (\$7000—Feb 07-Jan 11—payments start in Feb of 2008) (interest and membership paid 2-20-07)

BUSINESS

Gaming:

- ⇒ Gaming Training – June 20, 2007 in Fargo
 - Perhaps Karla would be able to go.
 - Secretary will register three for the classes.
- ⇒ Additional machine added at Rudy's.
 - It is going great.
- ⇒ Gaming reports were reviewed by those present.

Dawson & Sitzler Information

- ⇒ Business Challenge
 - Information presented to the students by Mrs. Kleingarn.
 - No replies as of today
 - Write letter to the students who have attended in the past and are still OHS students.
- ⇒ TIF District for Housing Development
 - Reported by Sitzler.
 - Thursday, May 3, 2007 meeting at 1:30 PM. The meeting will be at City Hall. Moore engineering representatives will be available.
 - Tom Christie is looking to do something with the land behind his Mobile Home Park – looking at apartments.
 - Could TIF districts be utilized by a private owner.

KRAEMER reported by Sitzler.

- ⇒ Report on DSLRA Annual Meeting
 - a. Report given by Sitzler.
 - b. Sitzler is the new treasurer.
 - c. Wind energy was discussed.
 - i. Sargent County JDA voted to become partners in the project.
 - ii. Create a board – two members from OEI and two members from Sargent County.
 - iii. Kraemer will get the necessary legal work done on the agreement with the Sargent County JDA
 - iv. Applying for grants
 - v. Question: Who pays for Kraemer's wages for work done on the wind energy project. Consensus of the group to ask for at least half of the wage expenses for the director that relate to this project.

SCHNELL and SKJEFTE —updates

- ⇒ Little Salty (Schnell)
 - a. Meeting canceled with Dickey County JDA
 - b. Haygrinder needed to improve the business.
- ⇒ Recycling (Schnell)
 - a. Recycling of aluminum cans
 - b. Item on hold
- ⇒ Purchase of Land in Industrial Park: (Skjefte)
 - a. Electronic Voting approved the lease agreement with Brian Vculek for the land in the Industrial Park.

We have the motion (Skjefte) and a second (Sitzler) –

I (Skjefte) amend my motion to raise the rent to \$65.00 per acre on the 19 acres to offset the taxes we pay and to delete article XIII from the contract. Doug has seconded this I believe.....

Voting:
Dawson
Schnell: Yes
Bohannon: Proxy vote- Hoelscher Yes
Hoelscher: Yes
Forward
Zimmer
Skjefte: Yes
Sitzler: Yes

- b. Skjefte will have the necessary papers signed.

Items to remember:

- ⇒ Heritage Center restoration – any facts or figures
 - Work has begun and it looks great.
 - No report on expenses and costs involved in this project have been received.

Zimmer and Kraemer arrived and Hoelscher left.

- ⇒ Oakes Video
 - No report
- ⇒ Hotel
 - Alco possibly relocating and putting up a hotel.
 - Analysis being done in conjunction with the above project.
 - Activity center committee looking at land north of town and east of Dakota Improvement.
- ⇒ New holiday decorations for the city poles
 - Working with the Vo Tech students
- ⇒ BBJJ loan—No discussion
- ⇒ Strategic Plan Review
 - Set up a standalone meeting.
 - Dawson will set up the meeting.

➤ Updates:

- Condition of City Flags—on hold
- Wind Energy—covered above.
- Water Assistance—No applications to date
- Bio Energy Park—Kraemer reported
 - Just returned from a meeting in Fargo
 - APUC released grant participants.
 - applying for a grant to study Bio-Energy Park
 - OEI has committed \$1000 to the project study in the matching funds proceeds—
 - **M(Schnell)SC: to allow Kraemer to commit up to \$5000 of OEI funds if needed to satisfy the matching grant portion of the funding study.**
 - May 17, 9:30 AM in Grafton – meeting – as many as can attend—Sitzler, Skjefte-Kraemer- Schnell (others checking schedules)
- Community Meetings & Calendar—No report
- Renaissance Zone
 - Need to do publicity.
 - Looking to the fall

- Event Center—Mentioned above
- Dialysis-- Meeting for May 2 has not been confirmed but the dialogue continues.

There being no further business the meeting adjourned with a reminder to attend the May Event at the armory. Presentations by City Councilman Dennis Brandriet and Joe Volk on recycling and a presentation about the benefits of being a Tree City.

There being no further business the meeting adjourned at 5:30 PM.

Respectfully reported: Audrey O'Brien, Secretary, Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: June 5, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Skjefte, Stizler, Bohannon, Opp, Kraemer

Directors Absent: Dawson, Quandt, Forward, Zimmer, Hoelscher

Guests: OGSC: Jerome Swanson and Melinda Larson

Proxy Transfers: Dawson to Sitzler, Zimmer to Bohannon, Forward to Sitzler,

Call to order.

Vice President, Doug Stizler called the June 5, 2007 meeting of the Oakes Enhancement, Inc. board of directors to order welcoming guests from the Good Samaritan Society of Oakes, the meeting was held at 4 PM in the Otter Tail Community Room with six presents.

GUESTS:

Jerome Swanson, administrator of the Good Samaritan Society of Oakes explained the shortage of nurses. The Society is looking to assist in educating and training nurses for the Good Samaritan Society as well as other facilities. You can obtain an RN or LPN from Oakes via distance learning. If we train local people, it is more probable they will remain in the community. Promissory note is signed in the beginning of the training program.

M(Bohannon)S(Skjefte)Motion FAILED: To Set aside \$200 a month from the gaming funds for the Good Samaritan Society of Oakes to use as a scholarship if OEI remains profitable in gaming – contingent upon there being students involved in the program and the program remains viable.

M(Bohannon)S(Skjefte)C: To Set aside \$200 a month from the gaming funds for the Good Samaritan Society of Oakes to use as a scholarship if OEI remains profitable in gaming and be funded upon request of the Society for a student(s).

Dickey County Fair Board Sponsorship

M(Skjefte)S(Schnell)C: To fund the corporate sponsorship at \$500 with funds from the Charitable Gaming Account.

Sec. Report

M(Bohannon)S(Schnell)C to approve the secretary's report as printed.

Treasurer's Report

M(Bohannon)S(Skjefte)C to approve the Treasurer's report as printed.

➤ Director's hours and expense sheet? Receipts

- Appointment of 2 voting OEI board members to review development directors' expenses – Working with Sargent County JDA---provisions to govern the contract. Schnell and Dawson are the volunteers.
- **M(Schnell)S(Skjefte)C: to pay the directors wages and expenses.**
- Kraemer reported on the project on his expense report (reference report)
 - WIND ENERGY
 - Some parts need to be replaced. Kraemer is working on this.
 - Appears to be enough data now to move forward with pursuing a wind farm.
 - Sargent County is pursuing grants.
 - Looking to partner with the Bioenergy program.

- Otter Tail Power has also expressed an interest.
- Developers want continuous data.
- **M(Skjefte)S(Schnell)C: to fund \$600 for the repairs. Sargent County JDA to fund the remaining \$600.**
- REAP
- Department of Commerce
- Gaming
- Bioenergy: meeting planned later in June – Kraemer will keep people informed
- Dialysis
 - What funding is available?
 - Could OEI Fund a building
 - Working with JLG, Community Facilities Money—could they be used if the facility is part of the OGSC building.
- Onions

➤ Loans

- **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
- **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
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- **Body by JoJo** (December 2004-December 2009) \$10,000 (approx \$7000remains)
- **Novak Electric** (April 2005-May 2010) \$4250 –has paid varying amounts up to date.
- **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 no results from the letters sent—Skjefte will visit with him but has not had success to connecting with him.
- **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year – need membership—payments should start in July of 2007)
- **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start July of 2007)
- **Dollar Daze** (Sept 2006-Aug 2011) \$5000 down to \$4500 with REAP grant (Interest figure given on the \$4500—payments should start in Sept 2007-(Received the \$500 back from the mini grant and paid some interest)
- **Housing Authority** (date determined by billing for blinds \$5500) Terms: —Pay the interest at 2% the first year of the loan – 2nd year interest at 2% and pay on principle as well – years 3-5 principal and interest at current ND rate.
- **H & D Cycles & Small Engine Repair:** (\$7000—Feb 07-Jan 11—payments start in Feb of 2008) (interest and membership paid 2-20-07)

BUSINESS

Gaming:

- ⇒ Gaming Training – June 20, 2007 in Fargo
 - Hoelscher, Kraemer and O'Brien are signed up.

Business

- ⇒ Business Challenge
 - No interest
 -

Items to remember: Which of these items should remain on the agenda.

- ⇒ Heritage Center restoration – remove.
- ⇒ Oakes Video: remove
- ⇒ Hotel: reports continue to be unfavorable----Leave on agenda
- ⇒ New holiday decorations for the city poles—Leave on agenda.
- ⇒ BBJJ loan—call from Dave Zetocha—Leave on agenda – sounds hopeful for OEI.
- ⇒ Strategic Plan Review—set up meeting.
 - 4:00 PM – Tuesday, June 26th – find a facility.

⇒ Tom Christie – Land in Huebner: remove

Updates:

- Condition of City Flags—on hold
- Water Assistance—No applications to date
- Bio Energy Park—Kraemer reported working toward completion this fall.
- Community Meetings & Calendar—No report
- Renaissance Zone
 - Need to do publicity—schedule a community meeting once the school calendar is out.
 - Looking to the fall
- Event Center
- Fitness Center
 - Business Plan to be put together.
 - Community meeting being planned.
 - SNAP facility -- does not like any existing facilities.
-

There being no further business the meeting adjourned at 6:05 PM.

Respectfully reported: Audrey O'Brien, Secretary, Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: July 10, 2007

Time: 4 PM

Place: Ambulance Facility

Directors Present: Schnell, Skjefte, Stizler, Bohannon, Opp, Kraemer, Dawson, Quandt, Zimmer, Hoelscher

Directors Absent: Forward

Guests: Dialysis Center: Steve Ketterling, Patrick O'Brien----
Dave Novak from Novak Electric

Proxy Transfers:

- ⇒ President, Terry Dawson called the July 10, 2007 meeting of the Oakes Enhancement, Inc. board of directors to order at 4PM. The meeting was held at the Oakes Ambulance Facility with 10 board members present.
- ⇒ Jessica Quandt stated Wildrose Floral is for sale. She has spoken with Lacy Haberman of LaMoure. What can OEI do to expedite this sale to keep the business in Oakes? Lacy should visit with Kraemer. The group agrees this business should remain in Oakes and not leave an additional hole on Main Avenue.
- ⇒ Guests: Steve Ketterling and Patrick O'Brien gave those present an update on the Dialysis Center and the urgent need to move forward as the project fast becoming a reality. Ketterling and O'Brien feel they have done what they can and since they have no affiliation with a group, they do not feel comfortable making decisions to move the project forward. Merit Care has made the commitment to come. OEI will build a building and put in the water treatment. Leasing back to Merit Care for \$1 per year. Need to put dates on the lease. OEI needs to take ownership. Building 40X60 – commercial grade - \$250,000 turnkey. Brick on the outside \$310,000. \$100 per square foot. **M(Schnell)S(Bohannon)C: for OEI to spearhead the Dialysis Center building-----**Clarification: Going through DSLRA – UDSA Money – OEI making the payments --- Financially responsible for the building with water filtration and negotiating the lease of the said building. Setting up the committee: Kraemer, Schnell, Hoelscher, Bohannon, Sitzler, Quandt, O'Brien and Ketterling. Quandt & Hoelscher have spoken with Otter Tail, Northwest Foundation, JLG. A Lawyer will need to be retained. Steph McLean is the city attorney. Letter of credit on the current assets - we do not have a stream of income – sales tax home rule coming up in 2008.
- ⇒ Ibach and Goldmark – clients looking for 1 acre of land near the hospital. Vculek, Schmit – Kraemer is working with them.
- ⇒ Novak Electric: arrived at 5:15 PM
 - Currently leasing a building that is now for sale. This building is working well and would like to purchase. Purchase price \$30,000 – Lead lender and Regional Council are involved. Working with First State Bank. Looking for gap financing. Hoping for \$10,000 from the Regional Council – personal – up to \$5000. Would need a business plan after the Regional Council has reviewed the figures.

Sec. Report

M(Sitzler)S(Schnell)C: to approve the secretaries of the June 5, 2007 meeting as printed.

Treasurer's Report

M(Hoelscher)S(Zimmer)C: to approve the Treasurer's report as printed.

Commitment pledge card to Oakes Good Samaritan Society—

M(Bohannon)S(Sitzler)C: Sign the pledge card for \$2,400 per year for five years following the guidelines of the motion from June 5, 2007. (money to be set aside in the Charitable Trust if OEI remains profitable in gaming. Funds available to the students upon request of the Oakes Good Samaritan Society)

➤ Loans

- **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
- **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
- **Oakes Bowling Lanes (June 2006 – June 2012)** \$7000
- **Body by JoJo** (December 2004-December 2009) \$10,000 (approx \$7000remains) Kraemer and Sitzler attended a meeting concerning this debt.
- **Novak Electric** (April 2005-May 2010) \$5000 –has paid varying amounts up to date.
- **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 report from Dale Skjefte-working with David Paul.
- **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year – need membership—payments should start in **July of 2007**)
- **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start **July of 2007**)
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- **Housing Authority** (date determined by billing for blinds \$5500) Terms: —Pay the interest at 2% the first year of the loan – 2nd year interest at 2% and pay on principle as well – years 3-5 principal and interest at current ND rate.
- **H & D Cycles & Small Engine Repair:** (\$7000—Feb 07-Jan 11—payments start in Feb of 2008) (interest and membership paid 2-20-07)

Gaming:

⇒ Classes

- A. O'Brien attended the gaming classes in Fargo. She will be properly trained in auditing the games by Eyvonne Steuck and Shelia Nagel.

⇒ Reports: Reports from May were reviewed

Items to remember:

⇒ New Hotel: Remains a necessary element for the community-

⇒ New holiday decorations for the city poles

- Hoelscher will check on this.

⇒ BBJJ: No report

⇒ Strategic Plan Review

- Meeting took place and revised June 2007.
- Distributed to city council.
- Need to readopt the revised plan.

➤ Updates:

- Condition of City Flags—on hold
- Wind Energy:
 - Need to replace logger –
 - need commitment from Sargent County.
 - **M(Sitzler)S(Bohannon) C: to order a logger and pay for all up front.**
- Water Assistance
 - Rates have increased but no applications.
- Ethanol Bio Diesel
 - Great River Energy
 - Sitzler and Kraemer attended a meeting.
 - Great River Energy – Unified Engineering hired to do the study.
- Community Meetings & Calendar: No report currently
- Renaissance Zone: Other projects in the forefront
 - Scheduled for meetings later in the summer.
- Event Center: No report currently
- Dialysis
 - Covered above.

There being no further business the meeting adjourned at: 6:00 PM

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

Oakes Enhancement. Inc

Date: August 7, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Skjefte, Stizler, Bohannon, Opp, Kraemer, Dawson, Zimmer, Hoelscher

Directors Absent: Forward, Quandt

Guests: Josten Coleman, Renal Task Force (Steve Ketterling, Patrick O'Brien, Dr. Rup Nagala, Elnora Hokana, Bernie Vculek, Terri Kelly—via phone Chris Jones and Don Kapfer)

Proxy Transfers:

- ⇒ President, Terry Dawson called the August 7, 2007 meeting of the Oakes Enhancement, Inc. board of directors to order at 4PM. The meeting was held at the Otter Tail Power Community Room with 9 board members and 7 guests present. Guests were welcomed and given the floor.
- Josten Coleman
 - Josten is working on his Eagle Scout Badge and has recently put in a Sand Volleyball Lot at the Swimming Pool location
 - Project cost was \$2700—Oakes Park Board will help with what is not covered. Seeking donations
 - **M(Hoelscher)SP: to donate \$500 from the Charitable Trust Account for this project. Monies donated to the Park Board.**
 - Renal Task Force
 - An updated timeline and letter of intent was received following the call meeting with Merit Care yesterday (August 6, 2007).
 - The letter and timeline were shared with the group.
 - DaVita is working on the cost of the modular building and an updated timeline.
 - Southeast Medical Center is putting an option on property to build a wellness/physical therapy center – additional medical services and would like the dialysis center in this facility.
 - Dr. Rup Nagala addressed the group—
 - Staged building plan – starting with dialysis.
 - Durable medical equipment sales
 - neurological services
 - wellness/physical therapy center
 - 8000 square foot building
 - Made offer on property and will know on Sunday if the offer is accepted.
 - Dr. Rup Nagala would suggest 8 chairs instead of 6.
 - **MEETING: NOON -MONDAY, AUGUST 13 St. John's**
 - Novak Electric:
 - Figures from Dave Novak: \$10,000 recommendation to be approved by the Regional Council (Thursday), \$5,000 from First State Bank, \$5000 from Novak, \$10,000 request from OEI.
 - Novak is available by cell phone today for any questions –working out of town and not able to make it back in time for the meeting.
 - Moving closing date to September
 - Kraemer will call about the dollar amounts.

- ⇒ Sec. Report:
- **M(Skjefte)SP: To approve the minutes of the July 10, 2007, meeting as printed.**

- ⇒ Correspondence: Woman's Song: Funding request
- **M(Bohannon)SP: to donate \$250 from the Charitable Trust to be listed as a Contributor.**

- ⇒ Treasurer's Report:
- **M(Sitzler)SP: to accept as presented.**

➤ Loans

- **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
- **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
- **Oakes Bowling Lanes (June 2006 – June 2012)** \$7000
- **Body by JoJo** (December 2004-December 2009) \$10,000 (approx \$7000remains)
- **Novak Electric** (April 2005-May 2010) \$4250 –has paid varying amounts up to date.
- **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 report from Dale Skjefte
- **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year – need membership—payments should start in **July of 2007**)
- **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start **July of 2007**)
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- **H & D Cycles & Small Engine Repair:** (\$7000—Feb 07-Jan 11—payments start in Feb of 2008) (interest and membership paid 2-20-07)

Projects and Directors Report:

- Dialysis
 - Tour of the Pipestone facility: cancelled.
 - Decision: See above
- Great River Energy
 - Meeting in Edgeley of all entities applying for the study.
 - Engineering firm made a preliminary site report – evaluating the Oakes site—along with others on many points.
 - \$1000 has been paid to Great River Energy to conduct the feasibility Study.
 - Next meeting to be held in Oakes in approximately two weeks.
- Wind Energy
 - Logger: paid for and has been ordered
 - Wind energy report from EAPC was emailed to all board members.
 - Recommendation to move forward.
 - Which company do you go with?
 - Sargent County has yet to receive their grant – but they are expecting it soon.
- Strategic Plan
 - **M(Schnell)SP: to accept the newest revisions to the strategic plan.**

- The strategic plan was officially adopted by the City of Oakes at their September 4, 2001 meeting.
- Gaming
 - Steuck is training O'Brien in the fine points of auditing gaming.
 - **M(Hoelscher)SP: to proceed as in the past with the audit structure.**
 - No new reports
- Director: Prospective business tours conducted
 - Thomas Kaiser: Completing dental schooling in May of 2008 –wants to move back to North Dakota and has contacted dental businesses in the area.
 - Have not heard back on a sporting goods store.
 -

Items to remember:

- ⇒ Hotel
 - Very bad experiences reported from people who stayed at the Travel Inn.
 - Proposal to put a motel behind the Angry Beaver.
- ⇒ Holiday pole decorations: no action required.
- ⇒ BBJJ
 - Signed a registered letter with the intent to respond by a certain date.
 - Perhaps proceed with foreclosure

➤ Updates:

- Condition of City Flags—on hold
- Water Assistance
 - No requests for assistance yet
- Community Meetings & Calendar: no action taken.
- Renaissance Zone: no action taken.
- Event Center
 - Growing need for an event center with lodging attached

There being no further business the meeting was adjourned at 6:05 PM

Respectfully Reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: September 4. 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Skjefte, Stizler, Dawson, Zimmer, Bohannon, Hoelscher, Opp

Directors Absent: Kraemer, Quandt, Forward

Invited Guests: **Shawn Ulmer, Jean & Tom Rodine, Terri Kelly & Dr. Rup Nagala**

Proxy Transfers:

President Terry Dawson called the September 4, 2007, Oakes Enhancement, Inc. Board of Directors meeting to order at 4:15 PM. The meeting was held at the Otter Tail Room with eight directors present. Scheduled guests included: Shawn Ulmer at 4 PM, Jean Rodine at 5 PM and Kelly/Nagala at 5:30 PM. Guests were given the floor as they arrived.

Guests:

- Shawn Ulmer
 - Reason: Reinstate Blackjack at the Angry Beaver for the hunting season
 - Ulmer was not in attendance.
 - **M(Sitzler)SP: to refrain from Blackjack at the Angry Beaver or, if need be, all gaming at the Angry Beaver in the event Shawn can find others to manage it.**
 - Dawson will relay the message to Kraemer.
- Jean and Tom Rodine
 - Arrived at 5 PM
 - Reason: New business: Potters Way
 - Plans to put up two new buildings: Hoop barn and Morton building.
 - Pumpkin Patch, Corn Maze, Youth events, moving into Christmas—fresh greens and the like and home decor.
 - Begin the fall of 2008.
 - Request from OEI: \$25,000
 - Projected total cost of \$80,000.
 - Skjefte will visit privately with Tom Rodine this week and get back to the group via electronic emailing.
 - Wanting a breakdown on the building and cost
 - Skjefte will then make the motion.
- Terri Kelly: Dialysis updates
 - Terri Kelly arrived at 5:35 PM
 - Updates:
 - Received blueprints on the Alco building.
 - Getting quotes on materials from Mertz
 - Roofing and heating have been looked at.
 - Specks from DaVita have been received.
 - Relationship with DaVita, owner of the facility, and Merit Care physicians--DaVita is looking into this.
 - Calling results to Terry Dawson by Monday, September 10th.
 -

Business

- Incentives for Power Plant

- Should not step forward until the feasibility study is completed the results of the September 6th meeting are clear.
- Planned incentives: Yes, Oakes would have incentives if the plant were being built in the Oakes Area.
-
- Dialysis
 - Discussion ensued—before invited guest Terri Kelly arrived at 5:35 PM
 - Feelings of those present were aired but they were willing to hear the update from Terri Kelly.
 - Decisions need to be made and progress is a must.

Announcements:

- ⇒ Appreciation Meal—Dickey County Fair Contributors
 - September 10, 2007 –6:30 PM -- Fair Grounds
 - RSVP: before Sept 3 -- 349-3477 or 349-2848
 - No one was available to attend – city council meeting in Oakes.

Sec. Report:

M(Skjeftje)SP to approve the minutes of the August 7 and 29th meetings as printed.

Correspondence:

None

Treasurer's Report

M(Sitzler)SP: to accept the Treasurer's report as printed.

M(Sitzler)SP: to accept the directors wage & expense sheet as printed.

➤ Loans

- **Rudy's** (January 5, 2004) (\$15,000) –MAKING PAYMENTS
- **Oakes Feed (April 2006 – April 2008)** \$15,600 (\$15,600) Started making payments in July of 2006—They seem to have a pay every two months schedule.
- **Oakes Bowling Lanes (June 2006 – June 2012)** \$7000
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- **Novak Electric** (April 2005-May 2010) \$4250 –has paid varying amounts up to date.
- **Irrigation City Electric** (Nov. 2005 – Oct. 2010) \$5000 Dale Skjeftje is checking on this.
- **Little Professors Learning Center** (July 2006 – June 2011) \$11,050 (Interest paid for the year – need membership—payments should start in **July of 2007**)
- **Oakes Truck & Trailer Sales** (July 2006 – June 2011) \$11,410 (Interest paid for one year up front – Payments start **July of 2007**)
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- **Housing Authority** (\$5819.26—August 13, 2007) Terms: —Pay the interest at 2% the first year of the loan – 2nd year interest at 2% and pay on principle as well – years 3-5 principal and interest at current ND rate.
- **H & D Cycles & Small Engine Repair:** (\$7000—Feb 07-Jan 11—payments start in Feb of 2008) (interest and membership paid 2-20-07)

Projects and Directors Report:

- Dialysis
 - See above.
- Great River Energy
 - See incentive discussion from earlier in the meeting.

- Meeting: September 6th, 2007, 8 AM – Noon at Otter Tail Power
- Wind Energy
 - No reports or updates available.
- Gaming
 - Reports: June & July reports were reviewed
- Director report
 - No report

There being no further business the meeting adjourned at 5:50 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement. Inc.

Oakes Enhancement. Inc

Date: October 2, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Skjefte, Stizler, Dawson, Bohannon, Opp, Kraemer, Forward

Directors Absent: Quandt, Zimmer, Hoelscher

Guests: Nagala, Kelly, Thompson

President Terry Dawson called the October 2, 2007 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4:00 PM. The meeting was held at the Otter Tail Community Room with directors' present. President Dawson welcomed guests Steve Thompson, Terri Kelly, Vani Nagala and Rup Nagala to give the latest updates on the Dialysis Center.

⇒ Guests:

- Steve Thompson: 4:10 PM
 - Steve was representing the Southeast Career and Technology Center
 - He was requesting funds for becoming a Pearson VUE two station testing center.
 - Once up and running there is no additional cost.
 - Needs to begin the testing program include workstations, cameras, and the like.
 - Budget has been completed for the center for this year so this has not been budgeted for
 - **M(Bohannon)SP: to fund this project (Pearson VUE Testing Center) from the Charitable Trust Account. \$2,523 was the estimate.**

⇒

- Terri Kelly-Vani Nagala - Rup Nagala: 4:20 PM
 - Things are moving forward but not as fast as Dr. Rup would like.
 - DaVita is on board with Merit Care in the directorship
 - Waiting for the specs for the building – it will be a modular building with a crawl space.
 - Dakota Valley Grant has been submitted – zoning has been acquired.
 - Not ready for news report
 - Dr. Rup is looking to OEI for an interest buy-down on the loan if the grant is not approved – the consensus of the group was this could be worked out if the grant is not approved.
 - The Hamburger Helper Grant is on-line welcoming community comments. Kraemer asked for the maximum amount of \$15,000.
 - Kraemer also applied for an Oshkosh Grant.
 - Dr. Rup sought input on forming a Task Force to attract young adults to the area to work in the medical profession or other fields as well – assistance for moving(manpower), recreational opportunities, social opportunities etc. Dr. Rup, Don Kapfer are willing to be on this task force. Suggestions for other task force members: people from the school, Adam & Katie Dahlstrom, Jessica Quandt, OEI is willing to support this task force.
 -
- Terri Kelly: Healthy Communities
 - Healthy Communities Committee continues to work – Recycling is one example of their projects - the next step is a bike path.
 - Working to put in a grant to the highway department (which is crucial to this project) -- \$238,000 is the estimated cost – other grants are being sought.
 - Path would lead to the golf course.
 - Looking for a letter of support from OEI: **M(Schnell)SP: to give a letter of support to the bike path project.**

⇒ Business

- Housing Survey
 - Dawson and Sitzler attended the Rutland Housing Roundtable
 - Housing demand analysis should be done. With the information the Housing Task Force will find sources of revenue to fulfill the needs of the individual community
 - Groups available to perform a demand analysis at a fee.
 - **M(Schnell)SP: submit a request for proposal for a housing demand analysis, finding out what the fee would be.** Sitzler will work out the request proposal and send to all entities listed. he suggested the study include a 25-mile radius around Oakes.
- Housing Authority Request for Assistance
 - Shortage equals: \$43,000++
 - The housing authority is behind \$25,368.22.
 - \$18,616 (F & L) portion of the \$43,000
 - Long range proposal: Residential TIF District being spearheaded by OEI - Buying the last five lots from the housing authority for \$5000 per lot totaling \$25,000.
 - **M(Sitzler)S(Schnell) P: to purchase five lots from the Housing Authority at \$5000 per lot for a total of \$25,000, (amended to include): contingent upon a five-year tax abatement for OEI while they own the lots. Funds coming from the general fund.**
- Potters Way updates
 - Skjefte reported he has not had any figures from the Rodine's lead lender concerning any gaps in the financing.

⇒ Sec. Report: (minutes directly behind the agenda in white) **M(Bohannon)SP: to accept the minutes of the September 4, 2007 as printed.**

Correspondence: None

⇒ Treasurer's Report (pink sheets) **M(Bohannon)SP: to accept the treasurer's report as printed.**

Projects and Directors Report:

- Great River Energy
 - Meeting on October 23, 2007 10:00AM – 2:00 PM Edgeley Bank
 - Sites being considered: Oakes and Monango.
- Wind Energy
 - Enough wind data to proceed.
 - EAPC is not being efficient in supplying answers.
 - **M(Skjefte)SP: To move forward on the wind energy project.** Kraemer will set the wheels in motion.
- Gaming

- Reports (green sheets): the sheets were reviewed.
- Director report
 - **M(Sitzler)SP: To pay director wages and expenses as listed on the sheet.**
 - That is Ground for a Java: is the name of the new coffee hut located in north Oakes. Planning to open before hunting season.
 -

Updates and Announcements:

- ⇒ Total Cellular has been purchased by Prairie Printing/Computer Express
- ⇒ The Total Cellular building has been purchased for a new business.
- ⇒ Renaissance Zone: A community meeting should be set up if we are to begin this in the fall.

Items to remember.

- ⇒ Hotel
- ⇒ Holiday pole decorations
- ⇒ BBJJ
- ⇒ Condition of City Flags—on hold
- ⇒ Water Assistance
 - Any requests for assistance
- ⇒ Community Meetings & Calendar
- ⇒ Event Center

:

There being no further business the meeting adjourned at 5:55 pm

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement. Inc.

Oakes Enhancement. Inc

Date: November 6, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Skjefte, Stizler, Dawson, Opp, Kraemer, Hoelscher

Directors Absent: Bohannon, Forward, Quandt, Zimmer

Guests:

⇒ President Terry Dawson called the November 6, 2007 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4:00 PM. The meeting was held at the Otter Tail Community Room with 7 directors present.

⇒ Updates:

- Davita:
 - Work continues the lease with DaVita—tangled in the legal departments.
 - Kraemer is working with Dr's Nagala and DaVita
- Bike Path:
 - Letter of support sent by Kraemer.
- Newcomers Task Force: Recruit, Welcome and Retain: Dawson
 - **M(Sitzler)SP: to sponsor the meeting and meal inviting key people to give input on setting up a Recruit, Welcome and Retain Committee.** Dawson is taking the lead in this matter.
- Housing Need Assessment: Sitzler
 - Sent off Request for proposal.
 - December 3rd deadline for getting information to Sitzler.
- Potter's Way:
 - M(Sitzler): to retract any previous business.
 - **M(Skjefte)SP: To Loan Potter's Way: \$3000 – interest only for the first year, 2nd year interest at 2%, 3-5th years principle & interest at Bank of North Dakota Interest Rate.**
- Holiday Pole Decorations
 - Work has begun on refurbishing the existing decorations.
 - Thought was to put up the best-looking ones for this year.

Business

⇒ Sec. Report (minutes directly behind the agenda in white: **M(Schnell)SP: to accept the minutes of the October 2, 2007 as printed.**

Correspondence:

Thank you from Woman's Song.

Letter from Angie Flynn of Dollar Daze announcing it will close on Dec 26, 2007.

⇒ Treasurer's Report (tan sheets): **M(Sitzler)SP: to accept the treasurer's report as printed.**

- The Alco Escrow account was discussed.
- Membership savings account at Starion: Should this change to a Premium Money Market Savings: Skjefte will research the bylaws concerning the membership savings and membership CD's to find out the reasoning for keeping \$10,000 in reserve.

- The Visa bill was explained to the secretary and will be paid—additional minutes on phone card.

Projects and Directors Report:

- Great River Energy
 - Decision to be made by February if this project is financially feasible for this area.
 - Grant from APUC due November 1 – Kraemer asked for an extension on that date -- We were granted the extension to December 31, 2007.
 - Cost overrun from the grant will be covered by Great River Energy
- Wind Energy
 - Company is: National Wind
 - Should we investigate doing our own local development on wind projects and should OEI be an investor?
 - Local ownership in the project with outside investors
 - Take advantage of tax credits.
 - Invite National Wind to a meeting –
 - Phase Two involves another \$20,000 to find someone to take the data and begin work on construction of a wind farm.
 - Kraemer will continue work on this project.
- Gaming
 - Reports (green sheets): the sheets were reviewed.
 - Blackjack
 - The Legion started Blackjack -- they are currently renting the Blackjack equipment owned by OEI.
 - **M(Skjeft)SP: To charge \$150 per month for rental of all equipment.**
Kraemer will speak with Tim Kelly of the Legion about the rental fee.
- Pole Banners
 - Hoelscher reported on banners Wishek.
 - Wishek has worked with a company and had success---banners guaranteed for three years and brackets for eight.
 - Hoelscher will approach the Chamber.
- Director report
 - No Report

Items to remember.

- ⇒ Hotel
 - Continues to be a problem.
 - A renovation is needed.
 -
- ⇒ BBJJ: no report
- ⇒ Condition of City Flags—on hold
- ⇒ Water Assistance
 - Still no requests

- Treatment plant should be completed in December with the starting use in January.
- ⇒ Community Meetings & Calendar: no discussion
- ⇒ Renaissance Zone
 - Need to move forward on this project.
 - Special meeting to identify what we want as a Zone and put the information out to the community.
 - Set meeting for Noon on November 14th (Wednesday)

:

There being no further business the meeting adjourned at 5:50 pm

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement. Inc.

Oakes Enhancement. Inc

Date: December 4, 2007

Time: 4 PM

Place: Otter Tail Power

Directors Present: Schnell, Stizler, Dawson, Opp, Kraemer, Hoelscher

Directors Absent: Quandt, Zimmer, Forward, Bohannon, Skjefte

Guests: Steve Ketterling, Patrick O'Brien

- ⇒ President Terry Dawson called the December 4, 2007 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4:00 PM. The meeting was held at the Otter Tail Community Room with 6 directors present.
 - Proxy Transfers were assigned.
 - Forward to Hoelscher
 - Bohannon to Sitzler
 - Skjefte to Schnell
 - Note: Zimmer proxy needs to be updated
- ⇒ Guests: Steve Ketterling & Patrick O'Brien
 - Status of the Dialysis Center in Oakes:
 - The lease from DaVita is on its way to Fargo to be checked by the lawyers for Drs. Nagala.
 - Mertz will start building if they get the go ahead by the 15th of December.
 - DaVita would want to be up and running by June of 2008.
- ⇒ Guest: Mr. Gordon LaFrance with the Renaissance Zone project was unavailable due to weather conditions—resolved to move ahead with the community meeting
- ⇒ Business
 - Housing Market Survey
 - Report by Doug Sitzler
 - Housing market survey grant is available.
 - Three Request for Proposals (RFP's) have been received by Doug Sitzler with one additional RFP was received via email.
 - **M(Sitzler)SP: To proceed with the Housing Market Survey accepting the RFP from the Gill Group for \$6000 paying the entire fee up front to take advantage of the discounted rate.**
 - Potter's Way updates
 - Cut the check and give it to them.
 - Engine Rebuilders
 - ERI is in the process of being sold to a company from the Minneapolis Area.
 - ERI is the biggest rebuilder of skid steer engines in the United States.
 - Papers have not been signed – looking at a 10-year lease – no plans to move the business.
 -
 - Letter of Engagement for Services from PFS
 - **M(Sitzler)SP: to sign the letter of engagement with Ptacek Financial Services for 2008**
 - Gaming Audit: Tan Sheets

- Steuck and O'Brien are putting together the necessary information.

⇒ Sec. Report: **M(Sitzler)SP: to approve the minutes as presented.**

⇒ Correspondence:

Housing Conference will take place in Bismarck in February. OEI should be in attendance.

○

⇒ Treasurer's Report: **M(Hoelscher)SP: to accept the Treasurer's report as printed noting this is prior to balancing the statements.**

○

Projects and Directors Report:

- Great River Energy
 - Progress report should be forth coming in December with decisions in February.
- Wind Energy
 - Kraemer has sent in data to companies including Great River Energy and Otter Tail Power,
 - Sargent County has received their grant—we should be presenting some bills to them for reimbursement – it appears there was a lightning strike at the tower sight. Kraemer is negotiating with the insurance company.
- Gaming
 - Reports: October reports included with agenda
 - Blackjack: equipment rental to the American Legion - \$150 per month for both sets—no rent has been collected
- Holiday Decorations
 - The decorations have been refurbished, look great and are being put up today.
 - Thank you and article in the Oakes Times.
- Pole Banners
 - Hoelscher reported on this project and will continue to research.
- Recruit/Welcome/Retain
 - Waiting until after the first of the year
- Director report
 - **M(Sitzler)SP: to pay wages and expenses listed on the submitted sheet.**
- Updates & Items to Remember
 - Hotel
 - Companies are staying in other towns while doing business in Oakes.
 - PJ's and Dollar Daze
 - These businesses are closing.
 - Some interest in the building but no reports
 - New Beginnings Day Care
 - Opening soon in the former Hill's Furniture Building
 - Day Care and Pre-school

- They will also be planning to offer drop-in service.
- Walking/Bike Path
 - Keep this project in mind.
 - Letter of support was sent.
- Condition of City Flags—on hold
- Water Assistance
 - Any requests for assistance
- Community Meetings & Calendar
- Event Center

➤ Kraemer report

- Onion processing plant—which opened last year.
- Do not feel welcome in the community.
-

There being no further business the meeting adjourned at 5:50 pm.

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement. Inc.

