

Oakes Enhancement. Inc

Date: January 8, 2008

Time: 4 PM

Place: Otter Tail Power

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

Directors Absent: Opp, Sitzler, Quandt

Guests:

Proxy Transfers: Sitzler to Hoelscher

President Terry Dawson called the January 8, 2008 meeting of Oakes Enhancement, Inc. (OEI) to order at 4 PM. The meeting was held at Otter Tail Power with seven directors present. There were no guests.

Immediate Business Items

- ⇒ Housing Survey
 - Information was gathered and the Gill Group representative returned to their office to collate the data.
 - Report in February
 - Grant approved for \$2700 and money will be received when the report is complied.
- ⇒ Labor Study
 - Results recently came out.
 - Asked to participate in the 2008 labor study.
 - Cost to participate is on population.
 - Not enough of a change to warrant the expense of an update.
 - Perhaps every other year would be more beneficial.
- ⇒ Renaissance Zone
 - No additional information since the last meeting
 - Information from Gordon LaFrance has been collected.
 - Need a dream session to guide us into the future – many things from dream sessions 40 years ago have come to be.
 - Need development plan – what will be done first – what do we need to target.
 - City, organizations, school, OEI, Chamber etc..... should be invited to the dream session.
 - Inform the public == perhaps a Lunch & Learn
- ⇒ Sunset Clause on Sales Tax –
 - On the ballot in June
 - Need to campaign to make people aware of the sales tax importance.
 - Personal testimony from the businesses OEI has helped.

Schnell arrived at this time.

Zimmer arrived at this time.

- ⇒ Dialysis
 - No progress—caught up in the lease agreement.
 - Dr. Rup: Get it done now or forget it (with DaVita) ---door still open to Merit Care.
 - Legislation pending about doctors not owning dialysis center.
 -
- ⇒ Mileage Compensation
 - State rate is \$0.45----

- **M(Schnell)SP: to raise the mileage compensation rate to the state \$0.45, meals and lodging compensation---Match state rate at any given time.**
-
- ⇒ Fran Brummund Compensation (cherry sheets)
 - **M(Forward)SP: to pay the compensation as presented on Brummunds sheet as final compensation.** Brummund is to be thanked for her work on behalf of Oakes on the Tourism Board. Please note the error in addition – the amount paid will be \$1346.69.
-
- ⇒ Set Annual Date (Late January, Early February)
 - February 1, 2008
 - Guest speakers if available – otherwise just the meeting
- ⇒ Water Treatment Plant –
 - Motion in January of 2007 to grant \$36,000 per year for the next three years contingent upon sales tax continuation.
 - Make sure this is published and the contingency relationship to the sales tax dollars.
 - Get pictures and make it public when the plant is opened.

Development Director had to leave at this time.

Sec. Report: **M(Bohannon)SP: to approve as printed.**

Correspondence: Bank of ND (Christmas Card, Potter's Way (thank you), Chamber (Thank you) — these were read to the group

Treasurer's Report: (blue sheets) **M(Bohannon)SP: to accept as printed.**

Projects and Directors Report:

- Great River Energy
 - Results to be announced in February.
- Wind Energy
 - No recent updates available
- Gaming
 - Reports: (yellow sheets) The reports were read by the directors
 - Blackjack: equipment—No report
 - Audit update: Gaming Manager Steuck has been called by the Attorney General's office and she answered questions they asked. Audit continues.
- Holiday Decorations
 - \$500 donation to the Vo Tech – article to appear in the paper.
- Pole Banners
 - No updates
- Recruit/Welcome/Retain
 - No update
- Director report
 - **M(Forward)SP: to pay the directors wages and expense report as printed.**

➤ Updates & Items to Remember

- Hotel
 - Dawson continues to find ways to communicate with the owners of the Travel Inn.
 - Situation continues to be unacceptable.
- Condition of City Flags—on hold
- Water Assistance
 - Any requests for assistance
- Community Meetings & Calendar
- Event Center

Hoelscher will check into end of the year gratuity for employees.

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: February 5, 2008

Place: Southeast Career and Tech Center

Time: 4 PM

Directors Present: Schnell, Skjefte, Stizler, Forward, Hoelscher, Quandt (arrived at 4:50PM)—Kraemer arrived at 5:35 PM

Directors Absent: Opp, Dawson, Zimmer, Bohannon

Guests:

Proxy Transfers:

Vice President, Doug Sitzler called the February 5, 2008 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4:00 PM. The meeting was held at the Southeast Region Career and Technology Center in Oakes, ND with seven directors present.

Business

- ⇒ Election of officers for 2008—
 - **M(Forward)SP: to cast a unanimous ballot for: President: Schnell, Vice President: Dawson, Treasurer: Sitzler**
- ⇒ Housing Survey
 - No updates yet available
- ⇒ Housing
 - Liechty Homes – Modular Homes, Mobile Homes—Schnell is gathering information.
 - Start at \$75,000.
- ⇒ Renaissance Zone
 - Public meeting is needed for updating the Strategic Plan and making it more aggressive.
 - Start writing the grant application – Sitzler will assist Kraemer getting this project going.
 - Meeting in Bismarck on February 6, 2008 – Kraemer will not be able to attend.
- ⇒ Sunset Clause on Sales Tax – how do we proceed?
 - Sales Tax will be coming due in June.
 - Will it be difficult to get it passed without a sunset clause?
 - What is the ultimate limit for a sunset clause? Sitzler will check on the wording and the extended limit for time.
- ⇒ Motel / Hotel
 - Quandt had plans from Bernie Vculek for locating a new facility in the ALCO area.
 - What role should OEI be in this project?
 - Finding someone who wants to take this project on---perhaps forming an investment group to plan –design – manage.
 - Nick Storhaug(sp) is willing to meet with OEI and those interested to offer direction and advice.
 - Most feel a downtown location would be the best.
 - Set up a meeting with Forman—Hoelscher is looking to this.
 - Dawson will continue to contact Sebastian Geffre.
 - Form a subcommittee to spearhead this project.
 - Quandt, Skjefte, Forward, Hoelscher and any other volunteers
- ⇒ Dialysis
 - E-mail to Schnell—Nagala has signed the lease – Need to contact DeVita to get their signatures on the agreement. Schnell will make the contacts.

Sec. Report: **M(Forward)SP: To approve the minutes of the January 8th, January 28th and February 1st meetings.**

Correspondence:

Treasurer's Report: (peach sheets) **M(Skjefte)SP: to approve the report as printed.**

Projects and Directors Report:

- Great River Energy
 - Report should be coming forth this month.
 - February is the Drop-Dead Date – if not financially feasible the project would be dropped.
 - OEI Board feels if the plant is located anywhere in the area it would benefit all communities in this area.
 - Wind Energy
 - Kraemer has been in contact with National Wind (this company is sets up more of a community owned company)
 - Wind development and transmission are the issues.
 - Gaming
 - Reports (December--green sheets)
 - Blackjack: equipment
 - No rent collected on the equipment.
 - Legion may want to purchase the Blackjack Equipment.
 - Schnell and Kraemer will come up with a figure.
 - Audit update
 - Questions still coming.
 - Audit is not completed.
 - Pole Banners
 - No updates currently
 - Recruit/Welcome/Retain
 - Group being put together.
 - Director report
 - Wages / Expenses: None currently
 - Wrote for APUC extension for the grant on housing survey.
 - Updates & Items to Remember
 - Condition of City Flags—on hold
 - Water Assistance
 - No requests currently
 - Event Center
 - Nothing new to report
 - Note: Huebner Mobile Home Park is for sale
 -
 - Incentive Package (should we be working on this?)
 - Cheap Lots: Perhaps not possible
 - Golf course membership
 - Pool Pass
 - Garbage, Sewer, Water—abatement – Sitzler will check on this.
 - Relocation assistance (perhaps this is up to OEI) –
 - Listing of homes for sale – either with a realtor or personal sales
 - Main Street Discount package –
 - New Construction two-year tax relief: Sitzler will check on this.
 - Put listing on the web site concerning homes for sale.
 - Need a meeting between, OEI, City, Park Board, and others to work this out.
- ⇒ Assistance to businesses—some of the criteria includes.

- Are jobs created?
 - Adding a new service
 -
- ⇒ Kay Opp
- Honoring her as Mother of the Year— was put on hold due to illness---Now is it too late?
 - The Lions should take the lead in this and OEI can assist in some way--- Open house – coffee, cake etc.
 - Skjefte will discuss with J. Zetocha.

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

Respectfully reported.

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: March 4, 2008

Place: Southeast Region Career and Tech Center

Time: 4 PM

Directors Present: Forward, Schnell, Skjefte, Hoelscher, Bohannon

Directors Absent: Sitzler, Opp, Dawson, Quandt, Zimmer, Kraemer

Proxy Transfers:

President Gary Schnell called the March 4, 2008 meeting of the Oakes Enhancement, Inc. Board of Directors to order at 4:00 PM. The meeting was held at the Southeast Region Career and Technology Center in Oakes, ND with five directors present.

Business

- ⇒ Housing Survey—Book available at the office.
- ⇒ Report of Affordable Housing Seminar: On Hold
 - Sitzler will report at the next meeting.
- ⇒ Renaissance Zone—set public meeting: On hold.
 - meeting will be set up.
- ⇒ Sunset Clause on Sales Tax – how do we proceed?
 - How long can it be extended without another vote?
 - Consensus to have a sunset clause.
 - Forward will visit with city attorney McLean to see about getting this on the ballot and the wording.
 - Form advertising committee for promoting the sales tax.
 - Election June 10th is the election date.
- ⇒ Motel / Hotel
 - Storhaug has been contacted.
 - A meeting is being set up.
 - Set up an email listing for the Motel Committee.
 - Schmitz, Schmaltz, Spiese, Zetocha, Maddock
 - Quandt, Skjefte, Forward, Hoelscher
 -
- ⇒ Dialysis – Rejoicing
 - Groundbreaking will be taking place.
- ⇒ Incentive Package
 - could this tie in with the Recruit/Welcome/Retain and the Chamber's Newcomers concept?
- ⇒ Housing:
 - Schnell has received information and will be shared when more board members are available.

Sec. Report: (with agenda) **M(Forward)SP: To approve the minutes of the February 5, 2008 meeting as printed.**

Treasurer's Report: (white sheets) **M(Forward)SP: To approve the treasurer's reports as printed.** The loans were discussed. Skjefte will begin keeping more accurate records in his computer system. Judgments should be filed in some cases – Small claims court. Drop dead letters sent certified to state judgments – small claims filing.

Projects and Directors Report:

- Great River Energy: On hold
 - Progress: Nothing to report
- Wind Energy: On hold
 - developing areas that have more wind than our area.
- Gaming
 - Reports (January-yellow sheets)
 - Blackjack: equipment: No word from the Legion
 - Audit update: Have not heard lately. No questions as of late.
- Pole Banners
 - No report
- Recruit/Welcome/Retain
 - Report not available currently
 - See above with incentive package, newcomers.
- Director report: On hold
 - Wages / Expenses
- **M(Hoelscher)SC: to donate \$100 to the American Cancer Society: Oakes Relay for Life as a memorial for Jocelyn Kraemer. Funds from the Charitable Trust if this charity qualifies.** (in checking it does qualify)
- Insurance losses
 - Policy is being canceled due to claims.
 - wind tower – wind and lightening
 - gaming theft
 - Schnell has been contacting local insurance representatives.
 - Starion is looking as well as Heritage Insurance (\$1559), and Oakes Insurance, --- Include the gaming machines. 4 machines at \$3000 and the deductible
 - Schnell will continue with this process.
- Updates & Items to Remember
 - 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 5:15 PM.

Respectfully Reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: April 1, 2008

Place: Southeast Career and Tech Center

Time: 4 PM

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

Directors Absent: Dawson, Opp, Quandt, Zimmer

Guests: Bill & Tara Schmitz, DaRae Dinger, Kelan Oster, Allison Strutz

Proxy Transfers: Dawson to Hoelscher,

President Gary Schnell called the April 1, 2008 meeting of the Oakes Enhancement, Inc. Board of Directors at 4:00 PM. The meeting was held at the Southeast Region Career and Technology Center with seven members present. The guests were called upon to make their presentations.

Kelan Oster & Allison Strutz

Placed at State DECCA and will be attending the National Convention in Atlanta the end of April.

Looking for funding assistance or exchange work for funds

DaRae Dinger

Studio D

Photography studio located in the former Keinow Elevator office building.

Hoping to open by May.

Photography needs for the family.

Bill & Tara Schmitz (neon green sheet)

Dale brought before the group the numbers for Tara's Thrifty White

Opening on Monday, April 7, 2008

Business

⇒ REQUEST FOR FUNDS FROM DECCA STUDENTS

Kelan Oster and Allison Strutz: Atlanta, GA April 26-29

M(Hoelscher)SC: to donate \$250 to each student through the DECCA club from the Charitable Trust with a stipulation of the students helping at events during Irrigation Days in June.

⇒ DaRae Dinger: Studio D

M(Skjefte)SC: To loan \$5000 under the current lending policy -- 2% for the first year paying only interest at 2% - 2% interest and principal the second year of the loan and Bank of North Dakota rate for the remainder of the loan. Number of years of the loan is 5.

⇒ Bill & Tara Schmitz: Tara's Thrifty White

M(Sitzler)SC: To loan \$5000 under the current lending policy -- 2% for the first year paying only interest at 2% - 2% interest and principal the second year of the loan and Bank of North Dakota rate for the remainder of the loan. Number of years of the loan is 5.

⇒ INSURANCE BIDS

M(Skjefte)SC: To accept the bid from Heritage Insurance.

Bids were looked at from Starion Insurance and Heritage Insurance

Could it work to be covered under the city policy?

Sec. Report: (with agenda)

M(Bohannon)SP: To accept the Secretary's report for the March 4th meeting as printed.

Treasurer's Report: (tan sheets) (state sales tax 4th quarter 2007 – red sheet)

M(Skjeftje)SP: To accept the treasurer's report.

Skjeftje will make recommendations on judgments for the outstanding loans.
The Sales Tax charts for the 4th quarter of 2007

Housing Survey—Book available at the office.

- ⇒ The office copy was passed around.
- ⇒ Market rate housing is a need—in part because of the age of the housing.
- ⇒ Kraemer will call to see the price of another copy – one needs to be sent to the state.

Report of Affordable Housing Seminar

- ⇒ Report by Sitzler
- ⇒ Grants are available for home ownership.
- ⇒ Do we want to be involved in this – first thing would be to identify property

Renaissance Zone—set public meeting.

Sunset Clause on Sales Tax – how do we proceed?

- ⇒ City has put the documents together with no sunset clause.
- ⇒ Need to proceed - Bohannon will begin putting positives things OEI has done in the past. Set up meeting for late April or early May.

Dialysis –

- ⇒ Thursday @ 5:30 PM at the site --

Projects and Directors Report:

- Hotel:
 - Geffre is doing some upgrades at the Travel Inn.
 - Schnell will check to see what their plans are for continuing the renovations.
- Great River Energy:
 - April 23 – meeting
 - Kraemer will email with details.
- Wind Energy:
 - Wind developers are going after higher points (8.5-10) (Oakes has 7.5)
- Gaming
 - Reports (February-yellow sheets)
 - **M(Bohannon)SC: To accept the reports as printed.**
 - **M(Bohannon)SC: to cease gaming at the Angry Beaver at the end of the rental period.** (rental contract ends June 30, 2008)
 - Blackjack: equipment—no report
 - Audit update: No word from the state – no questions as of late
- Pole Banners
 - No report
- Recruit/Welcome/Retain
 - No report
- Director report:
 - **M(Bohannon)SC: To pay wages and expenses for Jan, Feb, March.**

- Updates & Items to Remember
 - Condition of City Flags
 - Water Assistance
 - One request has been paid.
 - Billing from the city on a quarterly basis
 - Community Meetings & Calendar
 - Event Center

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: May 5, 2008

Place: Southeast Career and Tech Center

Time: 4 PM

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

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

Guests:

Proxy Transfers:

President Gary Schnell called the May 6, 2008 meeting of the Oakes Enhancement, Inc. Board of Directors at 4:00 PM. The meeting was held at the Southeast Region Career and Technology Center with six members present.

Guests

- ⇒ Finance Forms were picked up by Dustin Wagner: 4-7-08. On 5-5-08 the secretary reminded him of the meeting, but he was unable to attend.

Business

- ⇒ Insurance: Papers signed by Schnell – no policy has been received
 - We have not been billed.
- ⇒ Affordable Housing:
 - Lutheran Social Services of North Dakota is currently working on affordable housing.
 - Sitzler will invite them to the next OEI meeting.
 - Request to purchase one of the lots to the west of the Oakes Housing Authorities newest housing complex — with a plan of building a duplex.
 - re-plot the property—water, sewer, curb & gutter, and roads would need to be extended.
 - Sitzler will check on the cost of water and sewer – trade sewer and water for the lot.
 -
- ⇒ Sunset Clause on Sales Tax:
 - The ballot measure is not currently written with a sun set clause.
 - Make a list of projects that were made possible because of the sales tax dollars.
 - Set up a special meeting – visit with April at city hall.
- ⇒ Dialysis: photo to be taken when there is a more visible structure -- \$25,000 pledge was given
- ⇒ Renaissance Zone: discussed later in the agenda.

Secretary's Report: (with agenda)

M(Sitzler)SP to accept the minutes of the April 1, 2008 meeting as printed.

Treasurer's Report:

M(Bohannon)SP: to accept the treasurer's report as printed.

Projects and Directors Report:

- Hotel: No report-

- Great River Energy:
 - Dickey LaMoure Bio-energy Park:
 - Monango continues to be the site location of choice but not tied to that community.
- Renaissance Zone
 - Hankinson has been using this program and is seemingly successful.
- Wind Energy:
 - Insurance reimbursement has been cleared and the final check received.
 - Oakes is not quite at the speed level where parks are being built.
- Gaming
 - Reports: (Cherry colored sheets) Reports for March were reviewed
 - Blackjack: equipment—needs to be checked on
 - Suspending lease at the Angry Beaver: Has Shawn been visited with—Kraemer was unavailable for the meeting He has been asked to notify Shawn.
 - Audit update: Will not hear for 6 to 9 months--- no questions as of late.
- Director report: No report
 - Wages / Expenses
- Updates & Items to Remember
 - Pole Banners
 - No report currently
 - Recruit/Welcome/Retain
 - No report currently
 - Condition of City Flags—on hold
 - Water Assistance
 - Two have applied – city will bill quarterly.
- Float the Boat Campaign
 - Information was included with the agenda.
 - Campaign to have a battleship named after North Dakota.
- Statements on the Loans
 - Skjefte went over the status of all the loans held by OEI.
 - He will be monitoring the loans and keeping in contact with the clients.
 -

There being no further business the meeting adjourned at 5:10 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: May 27, 2008----- in lieu of the June meeting

Place: Southeast Career and Tech Center

Time: 4 PM

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

Directors Absent: Sitzler, Forward, Quandt, Bohannon

Guests:

Proxy Transfers: Sitzler to Hoelscher

President Gary Schnell called the May 27, 2008 meeting of the Oakes Enhancement, Inc. Board of directors to order at 4 PM. The meeting was held at the Southeast Region Career and Technology Center with seven members in attendance.

Guests

Finance Forms picked up by Dustin Wagner: 4-7-08

Business

- ⇒ Housing Authority: Report by Dawson of the Housing Authority and Monty Zimmer of the City of Oakes
 - Concrete work at the housing site in the Industrial Park has not been paid – the bill due to Olderness Construction is \$11, 153.13.
 - There is also a bill due to Moore Engineering.
 - **M(Skjefte)SC: to grant the Oakes Housing Authority \$11, 153. 13 and issue a 7-year interest free loan for \$17,236 --- money coming from the Cash Management account – with the following contingencies: if F & L comes forth with the \$11,153.13 the grant will be repaid – if properties are appraised and properly sold – any profits should be reflected to Oakes Enhancement, Inc. as concerns this grant and loan.**
- ⇒ Housing Authority/OEI Lots
 - Dana Rosendahl is interested in building on lots owned by OEI in the Industrial Park
 - Curb, Gutter, and replating would need to be done.
 - Another meeting is required where Forward, Sitzler and Rosendahl can be in attendance to make sure all is legally done.
- ⇒ Properties in the Industrial Park
 - What are they worth and what is left?
- ⇒ Picnic Table Request: Willow Park – Quandt
 - Tabled
- ⇒ Insurance: policy received
- ⇒ Affordable Housing
 - Bob Sanderson of Lutheran Social Services would like to meet with the Housing Authority and see if the entities could work together.
 - This will be pursued in the future.
- ⇒ Renaissance Zone
 - Need for a community meeting to dream about where we would like to see the community in five years.
 - This dream would be put into the strategic plan and then the Renaissance Zone would be worked into the plan.

- Kraemer will write a letter asking someone to step forward and take on the managing the Renaissance Zone.
- ⇒ Elections: June 3 and 10
 - June 3 is school Board.
 - June 10th, City, County
 - Should something be put on the local television channels?
 - Target jobs and not dollars
 - JLG, Kustom Machine, Harris Machine
 - Hospital, Dialysis,
 - OEI's principle means of support comes from Sales Tax Dollars and along with other funding allows OEI to move forward on projects, grants, donations to advance the community.
 - Kraemer will visit with Bohannon.
- ⇒ Dialysis: any updates – need photo for \$25,000 pledge given
 - Get the picture taken.

Sec. Report: **M(Skjefte)SP: To accept the minutes of the May 6, 2008 meeting as printed.**

Treasurer's Report: **M(Dawson)SP: To accept the report as printed – noting May statements have not been received and balanced.**

Projects and Directors Report:

- Hotel
 - No new reports currently
- Great River Energy:
 - Kraemer sent a report to APUC and requested \$60,000 as a payment to Great River Energy
- Wind Energy:
 - Continue to monitor and get reports.
 - Current data registers 7.5
 - Predicted 7.5 could support 50 towers --- 75 megawatts.
- Gaming:
 - Reports: No new reports currently
 - Kraemer has notified the Angry Beaver OEI will terminate gaming at this establishment at end of the lease. Kraemer will remove the equipment – machines will be stored for parts. Need to be stored in a temperature-controlled environment. Perhaps Starion would store the equipment.
 - Blackjack: equipment – still at the Legion
 - Audit update: still not report – no questions or calls as of late.
- Director report:
 - Wages / Expenses: No report currently.

- Proposal from Gary Visto on Scoreboards—presented by Dale Skjefte – with the meeting date change – Visto was unable to attend.
 - Requesting funds by June 26
 - In the Past OEI Donated \$500 to scoreboards

- Updates & Items to Remember
 - Pole Banners
 - No movement forward on this time
 - Recruit/Welcome/Retain
 - Condition of City Flags—on hold
 - Water Assistance
 - Community Meetings & Calendar
 - Event Center

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: July 1

Place: Southeast Career and Tech Center

Time: 4 PM

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

Directors Absent: Skjefte, Quandt, Dawson, Opp

Guests: Bob Hardy

Proxy Transfers: Skjefte to Forward

President Gary Schnell called the July 1, 2008 meeting of the Oakes Enhancement, Inc. (OEI) to order at 4 PM. The meeting was held at the Southeast Region Career and Technology Center in Oakes, ND. There were 7 board members and 1 guest in attendance.

Guests

Finance Forms picked up by Dustin Wagner: 4-7-08

Business

- ⇒ CHANGE FOR AUGUST MEETING:
 - Move to Tuesday, August 12th.
- ⇒ Housing Authority-any issues or updates:
 - LLS has not been contacted yet.
 - One unit open in the housing units currently.
- ⇒ Picnic Table Request: Willow Park – Quandt
 - Taken care of and can be taken off the agenda.
- ⇒ Affordable Housing
- ⇒ Renaissance Zone: No work on this to date

Kraemer Business Items

- ⇒ Harris Machine: write down.
 - Bob Hardy was on hand to explain the write down for Harris Machine.
 - \$970,000 project –
 - 30% Share community
 - \$59,246.41 – if paid up front and \$63572.55 if spread out
 - Number of employees added up to 13 – some already in place.
 - buying down to 2.4 % or 2.5%
 - **M(Sitzler) SC: to participate in the buy down for Harris Machine up to 50% at the time of closure.**
- ⇒
- ⇒ 10,000 head dairy operation for Oakes area
 - Requires 1,000,000 gallons water per day.
 - 15,000 irrigated acres
 - Anaerobic digester
 - Bringing in people to work
 - Tying up this amount of water could curtail any further development.
 - Partnering with Great River Energy
 - Looking for \$300,000+ of seed capital
 - Ag goes ahead of industrial -- and livestock before ag in the irrigation efforts.

Sec. Report: **M(Sitzler)SC: to approve the minutes of the May 28, 2008 meeting as printed. (This was the June Meeting)**

Treasurer's Report: **M(Sitzler)SC: to accept the treasurer's report as printed – noting the statements have not been received or balanced.**

- ⇒ Letter from Dollar Daze: Should a judgment be put in place – nothing to really gain by this--- Will keep in on the books for future payment.
- ⇒ Appears OEI will have to write off Body by JoJo.

Projects and Directors Report:

- Great River Energy:
 - Progress: No updates
- Wind Energy:
 - Forman has given an update.
 - Send a bill for ½ of what we paid in the last insurance claim – which would only be the deductible.
 - Our current land would support about 50 towers.
 - Official report vs the current report which is not official
- Gaming:
 - Reports: Reports for April and May were reviewed
 - Blackjack: equipment--
 - Audit update: No word as of this date
 - Machine at the Beaver: Machines have been removed and are stored at Starion---it remains on Kraemers pickup at this time.
- Director report:
 - Wages / Expenses: No report currently
 - APUC Funding – clear with the Department of Commerce –
 - Need to present housing study to the state.
 - Kraemer has accepted a full-time position with National Wind and will not be able to continue with the work OEI requires—He stated he would help in any way he could and at any time.
 - Verbal resignation tendered – effective the first of July.
 - Bill Davis: USDA – discussion - agreement for Champion Communities has expired -- Need new memorandum of agreements and this involves strategic planning. Bill would like to come down and meet with a core group of people to work with a strategic plan - which is also needed for the Renaissance Zone. Kraemer will write the necessary entities concerning the strategic plan.
 -
- Need for recruiting Doctors.
 - Currently only one and the Nagala's
 - There is a possibility for two new to be coming.
 - recruiting physicians does not seem in the realm of OEI.
- Updates & Items to Remember
 - Pole Banners: No report currently
 - Hotel: No further updates

- Recruit/Welcome/Retain: No work on this to date.
- Condition of City Flags—on hold
- Water Assistance
 - Currently servicing two applicants
- Community Meetings & Calendar: No report currently
- Event Center: No report currently

There being no further business the meeting adjourned at 5:40 PM.

Respectfully Reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

- ❖ Date: August 12, 2008
- ❖ Place: Southeast Career and Tech Center
- ❖ Time: 4 PM
- ❖ Directors Present: Schnell, Skjefte, Stizler, Dawson, Forward, Zimmer, Hoelscher, Opp
- ❖ Directors Absent: Bohannon, Quandt
- ❖ Guests: Patrick O'Brien, Bob Sanderson, and Jessica Thomasson: Lutheran Social Services
- ❖ Proxy Transfers: Quorum – transfer not required for voting except for a tie.

President Gary Schnell called the August 12, 2008 meeting of the Oakes Enhancement, Inc. (OEI) Board of Directors to order at 4 PM. The meeting was held at Southeast Region Career and Technology Center in Oakes, ND. There were eight directors present.

President Schnell welcomed guests from Lutheran Social Services.

⇒ Lutheran Social Services: Affordable Housing

- Sanderson began the presentation introducing Jessica Thomasson.
- Thomasson suggests partnering with Lutheran Social Services to build affordable housing.
- Develop housing with the community – they will own and manage – focus on affordable – rental -- not really into building for ownership.
- Attention given to all the needs for community members from young families to Senior Citizens.
- Oakes is a growth pole.
- Once Thomasson has read through the housing survey conducted by the Gill group – OEI would like to set up a follow up meeting with her.
- OEI needs to determine the direction they should go on housing.

Business

⇒ Affordable Housing: LSS: Please note above guests.

⇒ \$1000 request for funding from Oakes Area Chamber of Commerce – Seminars Karla Hoelscher of the Oakes Area Chamber of Commerce Board of Directors requested \$1000 to cover seminars presented by the Chamber's Lunch 'N Learn Program for a year instead of seeking for each individual seminar. M(Dawson)S: to donate \$1000 per year, ongoing, to the Chamber (Lunch 'N Learn Program) to cover the cost of training seminars for Oakes businesses and employees. Motion Failed

- **M(Dawson)SC: To Donate \$1000 to the Chamber's Lunch 'N Learn Program to cover the cost of training seminars for Oakes Businesses and employees. They can make this request annually. Dollars to come from the Charitable Trust Account if this program qualifies.**

⇒ Request for grant from the Golden Age Club for the Senior Citizen Center Building (green sheet)

- Golden Age Club owns the building, and the meals are served by the Senior Citizen Center.
- Request for funds for upkeep and improvements to the building
- **M(Dawson)SC: to match the city donation from the Charitable Trust account. The City donation was \$5000.**

⇒ Motel Survey

- Phase one of the feasibility study is recommending possible sites.
- Looking at a three-way split on the cost of the survey. The first third has been paid. Total cost of survey is \$7500.
- **M(Dawson)SC: To contribute \$2500 towards a feasibility study for adding motel rooms in Oakes contingent upon a third party being secured.** Schnell will respond to Retzler Development Group, LLC

⇒ Marketing Oakes: Reference buy Jamestown web site: No report, Quandt was not available for the meeting.

⇒ Scoreboard for the new school practice facility. If short funds – G Visto can approach OEI.

⇒ Harris Machine: The lead lender in the PACE buydown (reference July 1, 2008 meeting) has changed from First State Bank to Starion Financial. This change will nullify the action taken previously.

- Concerns with the economy and the recent layoffs. The loan amounts are based on the number of maintained employees. If layoffs continue – what is the default process?
- **M(Sitzler)SC: to participate up to 100% in the Harris Machine PACE Loan interest buydown making payments over time and trying to recoup 50% of the interest buydown from the Dickey County JDA. (Sales tax dollars will be used for this economic development project)**

Sec. Report: (with agenda pages 4-6)

⇒ **M(Sitzler)SP: to approve the secretary's report from the July 1,2008 meeting as printed.**

Treasurer's Report: (yellow sheet)

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

⇒ Tax table: (salmon sheet)—These reports were covered.

⇒ Loan reports: (with agenda pages 7 -8) Updated sheet was sent around by Dale Skjefte.

To Be Addressed:

⇒ With Sitzler, Forward and Zimmer being on the City Council and the mayor attending the OEI meetings – that constitutes a quorum -- one of these people will not be able to attend the OEI meetings to follow suggestions from the League of Cities.

Projects

- Great River Energy: No report
 - Progress
- Wind Energy:
 - updates
 - Kraemer will keep on top of this subject.
- Gaming:
 - Reports: (purple top sheet)

- Blackjack: equipment--- the cover needs to be located and brought to the American Legion – Needed to protect the tables
- Audit final draft: compliance issues taken care of, Secretary auditing the games— should keep track of extra time involved.
- Bill Validator for all machines – approximately \$325 per machine
- Problems with a current machine—putting 4th machine into Rudy's and letting rep take the problem machine to see if he can repair and sell.
- Transfer to Charitable Trust of \$1466 as per audit report

- Director
 - Wages / Expenses: Nothing submitted

- Updates & Items to Remember
 - Housing Authority-any issues or updates: see above guest presentation.
 - Renaissance Zone: Sitzler will request the information from Kramer so we can move forward on this.
 - 10,000 head dairy operation for Oakes area: No updates available
 - Pole Banners: No report at this meeting
 - Recruit/Welcome/Retain: No report currently.
 - Condition of City Flags—on hold: No report currently
 - Water Assistance: No report currently
 - Event Center: No report currently

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: September 2, 2008
- ❖ Place: Southeast Career and Tech Center
- ❖ Time: 4 PM
- ❖ Directors Present: Schnell, Stizler, Dawson, Forward, Hoelscher, Bohannon, Quandt
- ❖ Directors Absent: Skjefte, Zimmer, Opp
- ❖ Guests: Brian Vculek
- ❖ Proxy Transfers: Quorum – transfer not required for voting except for a tie Skjefte to Schnell Zimmer to Hoelscher

President Gary Schnell called the September 2, 2008 meeting of the Oakes Enhancement, Inc. (OEI) Board of Directors to order at 4 PM. The meeting was held at Southeast Region Career and Technology Center in Oakes, ND. There were seven directors present.

President Schnell welcomed Brian Vculek of Vculek Farms.

- ⇒ Brian would like to Purchase of land in industrial park: Block 5 -- could possibly do with half of the block and would prefer the east half with OEI maintaining the west.
- ⇒ Make up a proposal – Perhaps Skjefte can work with this.
- ⇒ **M(Dawson)SP: to exchange land for land: Block 5 for equal land east of JLG on the county road -- exchanging acre for acre with the first option to buy back Block 5 if it is not developed and Vculek's are looking to sell the land.**

Business

- ⇒ Motel Feasibility Study
 - Meeting with Doug Warsaurer (sp)
 - Windham Group also represented (sp)
 - Healthy Community Committee has grant money to conduct studies.
 - **M(Dawson)SP: OEI will pay the third \$2500 installment at the completion of the feasibility study with reimbursement of this \$2500 from a Healthy Community Grant given to OEI.**

- ⇒ Marketing Oakes: Reference buy Jamestown web site
 - Report by Quandt
 - Putting together a marketing group to try tie into the “indiebound” program to shop locally.
 - We need to market Oakes on a bigger scale – get the word out – we need to be aggressive and think big, outside the box.
 - Heather Roney, Marlene Bohannon, Jessica Quandt are a few willing to take the lead – would welcome others to the committee.

- ⇒ Comments on action taken for Harris Industries.
 - Approved funding of the 5% buy-down which turned out to be considerably more than the original figures. Dickey County JDA funded \$20,000 and OEI will be funding \$63,000 – this is a 10 year buy down and OEI is paying in installments.

- ⇒ Conference attendance
 - Schnell attended Governors conference on Rural Development.

Sec. Report: (with agenda)

M(Sitzler)SP: to accept the minutes of the August 12 & 21, 2008 meetings as printed.

August 12, 2008: p 4

August 21, 2008: p 8

Treasurer's Report: (green)

M(Dawson)SP: To accept the treasurer's report as printed.

P & L August: p.1

P & L Year to date comparison: p.2-3

P & L Previous year comparison: p. 4-5

Balance Sheet: p. 6-7

Balance Sheet Comparison: p. 8-9

Checking account May – August: p 10

- **M(Forward)SP: to reinvest at FCCU for 15 months for the CD coming due on September 3, 2008.**

Projects

- Great River Energy:
 - Progress: No report available
- Wind Energy:
 - Sheets from Terry Dawson
 - Green Resource Development of Dripping Springs, Tx
 - Set up a meeting on September 8th at 8 PM – Community Room of the Career and Technology Center
 - Invite Sargent County JDA
 - Note from Sargent County JDA
 - Sargent County JDA was directed to contact the OEI office with questions and concerns and the secretary will forward to the board members.
- Gaming:
 - Report: (salmon-colored sheets)
 - **M(Sitzler)SP: to approve the gaming report.**
 - Blackjack: equipment: Schnell will communicate with Tim Kelly
- Director report:
 - Wages / Expenses—no report available
- Updates & Items to Remember
 - Housing Authority-any issues or updates
 - LSS Follow-up: The Gill study was sent to them – they returned the copy.
 - Housing unit is full.
 - Gill Group – letter to Sitzler saying thank you for the business.
 - Renaissance Zone
 - Schnell will talk to Kraemer about getting this information back.
 - Dialysis Center
 - Loan dollars will be coming through soon.
 - The facility is nearing completion and should soon be operational.
 - Pole Banners
 - Dawson and Hoelscher are working on this.
 - Recruit/Welcome/Retain

- Taken care of with marketing Oakes.
- Condition of City Flags—on hold
- Water Assistance
 - No further requests at the present time
 - Billing from the city is quarterly.

There being no further business the meeting adjourned at 5:35 pm.

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.
Wind Energy

Date: September 8, 2008

Time: 8PM

Location: Southeast Region Career and Technology Center

Roll Call: 9

Guests: Sargent County JDA: Sandra Hanson, Jay Jacobson,
Mike Walstead, Dan Delahoyde

Guests: Green Resource Development: Susan Murray, Dan Bartlett

OEI Directors Present: Schnell, Dawson, Kraemer

OEI Directors Absent: City Council Members: Forward, Sitzler, Zimmer, Opp

OEI Directors Absent: Bohannon, Hoelscher, Skjette

Green Resource Development (GRD)

- ⇒ Phase one has begun.
 - Analysis has started on the wind data and site development.
 - Meeting with the landowners
 - Checking on transmission lines
- ⇒ Site Selection (1-2 months), Development (1-3 years) then Construction (1 year)
- ⇒ Approximately 67 towers for a 50-100 MW
- ⇒ Long term operation
- ⇒ 40-year lease on the land – 5-year option with a 2-year option to extend – acquiring the land is key.
 - interconnect to regional transmission system
 - Permits
 - Data Analysis and studies
 - Finance
 - Construction
 - Operation
- ⇒ Water and land are preserved.
- ⇒ Social benefits and impacts
 - Create local jobs.
 - Add housing.
 - New business
 - Additional tax revenues to communities
 - Additional tax revenues to schools and local community events
 - Awareness of technology
 - Revenue to landowners
- ⇒ 67 towers would employ approximately 30 jobs.

- ⇒ GRD is working on 5 wind farms in Texas.
- ⇒ Dawson will take our guests around the area tomorrow (September 9th) to view the land (Dickey & Sargent Counties).
- ⇒ GRD will gather the information they need – seeing if a wind farm is feasible.
- ⇒ Production Tax Credits are necessary for the growth of this industry.

Questions and answers followed with the meeting closing at 9:25 PM.

Respectfully reported,

Audrey O'Brien
Oakes Enhancement, Inc.

Oakes Enhancement, Inc.

- ❖ Date: October 7, 2008
- ❖ Place: Southeast Career and Tech Center
- ❖ Time: 4 PM
- ❖ Directors Present: Schnell, Stizler, Dawson, Forward, Hoelscher, Bohannon, Zimmer
- ❖ Directors Absent: Dawson, Forward, Quandt, Opp
- ❖ Guests:
 - Paul Warshauer (Motel Survey)
 - Dan Mahoney
 - Shawn Ulmer
 - Bernie & Marlene Vculek
 - Gary Seewalker – if they can fit into their schedule
 - John Osse: CHI

- ❖ Proxy Transfers: Skjefte to Schnell

President Gary Schnell called the October 7, 2008 meeting of the Oakes Enhancement, Inc. (OEI) Board of Directors to order at 4 PM. The meeting was held at Southeast Region Career and Technology Center in Oakes, ND. There were five directors present.

President Schnell welcomed Guests Paul Warshauer, Dan Mahoney, Bernie & Marlene Vculek --

⇒ Motel Survey.

- Mr. Warshauer is working on projects in Ellendale – a movie theatre in the opera house.
- Bernie and Marlene stated they have land available however they will go with whatever the survey states.
- Warshauer likes to restore old buildings. Retzler Development has a tradition of restoring old buildings
- Recommendation: Build a 40-60 unit motel first and then a 16 room boutique motel on Main (Cline's)
- Building the hotel: Super 8 or a Days Inn -- \$35000 - \$40000 per room this does not factor in geo-thermal heat & cooling -- recommends going with a national company – especially since most reservations are made on line
- Site #1 would be Vculek land between the hospital and Alco -- as reached on a point scale after analyzing many properties throughout the community including many spots downtown.

Business

⇒ Motel Feasibility Study

- Paul Warshauer – Dan Mahoney
- See above
-

⇒ Dakota State Line Regional Alliance

- Need to update the web site
- Sitzler will try to complete this task to keep the Champion Community status for Oakes
- Should we continue with the DSLRA?
- If we do not continue we would loose the 501-C-3 status

⇒ Marketing Oakes: On hold

- ⇒ Web Contract: voting to accept bid: **M(Bohannon)SP: to accept the bid which has been reviewed and accepted by the Oakes Area Chamber of Commerce.** The web site is a joint venture of the Oakes Area Chamber of Commerce, The City of Oakes and OEI. The City will vote at their next meeting which is scheduled for October 7, 2008 -- at 7:30 pm.
- ⇒ Land Purchase offer to Vculeks: No update
- ⇒ Letters to CHI
 - John Osse from the Oakes Community Hospital was at the meeting to meet the board
 - Schnell and Bernie Vculek met with Mr. Osse with concerns about obstetrics and other services at the hospital

Sec. Report : (with agenda)

- ⇒ September 2, 2008: p. 4-6
- ⇒ September 8, 2008: p. 7-8
- ⇒ **M(Bohannon)SP: To accept the minutes of the September 2 & September 8, 2008 meetings as printed.**

Treasurer's Report : (pumpkin sheet set)

- ⇒ Expense: Schnell expenses for Governor's Rural Community Summit
 - Meals: \$66.45, Mileage: 360 miles at \$.585 = \$210.60 , Lodging: \$80.66
 - Totals: \$357.71 -- Registration billed to OEI & paid \$69
 - **M(Bohannon)SP: To approve reimbursing Schnell for these expenses incurred while attending the summit on behalf of OEI.**
- ⇒ Balance Sheet: p. 1
- ⇒ Balance Sheet Comparison: p. 2-3
- ⇒ Checking account transaction detail for Sept: Bottom p.4
- ⇒ P & L September: p.4
- ⇒ P & L Previous year comparison: p. 5-6
- ⇒ **M(Sitzler)SP: To accept the treasurer's report as printed.**

Projects

- Great River Energy:
 - Await contacts
- Wind Energy:
 - Any word from Green Resource Development
 - Action is being taken and they are moving forward
- Gaming: Report was distributed
 - Report: (lilac sheet)
 - Black Jack: equipment—no report at this time
- Director report:
 - Wages / Expenses—no report available
- Updates & Items to Remember
 - Housing Authority-any issues or updates
 - LSS Follow-up
 - Renaissance Zone

- Pole Banners
- Recruit/Welcome/Retain
- Condition of City Flags—on hold
- Water Assistance
- 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 4, 2008

Place: Southeast Career and Tech Center

Time: 4 PM

Directors Present: Schnell, Skjefte, Dawson, Bohannon, Hoelscher (arrived at mid meeting),

Directors Absent: Sitzler, Opp, Quandt, Forward, Zimmer

Guests:

Proxy Transfers: Sitzler to Hoelscher

President Gary Schnell called the November 4, 2008 meeting of the Oakes Enhancement, Inc. Board of directors to order at 4pm. The meeting was held at the Southeast Region Career & Technology Center in Oakes, ND with five directors present.

Business

⇒ Note: Oakes Veterinary Service

There could be a request for assistance soon.

⇒ Motel Feasibility Study

➤ Three Copies: Vculek (their own copy) OEI (Schnell has this one) Third copy: Tom Gulsvig is borrowing

- Meeting Thursday – November 6th with possible investors: Seyer, Ulmer, Gulsvig, Vculek - interest in building at the Vculek location. Additional investors being lined up.

⇒ Marketing Oakes:

On hold

⇒ Blackjack at Rudy's

- Anderson is interested in putting Blackjack back into Rudy's for the hunting season – weekends.
- Discussion when OEI removed Blackjack from the Beaver and Rudy's was to stay out of Blackjack unless there are changes in the legislature on the percentages available to the local gaming operations.
- Schnell will visit with Anderson.

⇒ Hospital Correspondence

- What is the current thought and status of the OB situation at the hospital?
- Schnell will speak with Mr. Osse (interim CEO)
- Be prepared for a special meeting if necessary.

⇒ JLG doing environmental study.

- Look for the information in the big files.
- Does OEI retain ownership of part of lot 7?

⇒ Anderson

- Schnell is in contact – looking to expand operation.
- Air seeder -- possible meeting in December

⇒ Land Purchase by Vculeks—

- No updates currently – Kraemer was willing to check this out.
- Must make sure all business has access to their buildings and property.

Sec. Report: (with agenda)

M(Bohannon)SP: to accept as printed for the October 7, 2008 Meeting.

Treasurer's Report: (buff sheet set)

M(Dawson)SP: to accept the treasurer report as printed and explained.

Projects

- Great River Energy:
 - No progress
- Wind Energy:
 - Green Resource Development is excited about this project.
 - Funding is being lined up -- \$280 million dollars in sixty days.
- Geffre
- **Email motion: M(Hoelscher)S(Bohannon)C: to**
- **Donate \$250 in Oakes Bucks to help with immediate needs following the fire.**
- **They lost business, house, and all possessions.**
- Letter from Dustin Wagner—to Schnell
- takebackoakesnd.com—a web site created by Wagner.
-
- Gaming:
 - Report: (lilac sheet)
 - Blackjack: equipment
 - Schnell will speak with Tim Kelly about the rental of the equipment and back payment due.
- Director report:
 - Wages / Expenses—no report available
- Updates & Items to Remember
 - Housing Authority-any issues or updates
 - LSS Follow-up
 - No updates currently
 - Renaissance Zone
 - Do we have this information?
 - Sitzler is checking on this.
- No action on the items listed below.
- Pole Banners
- Recruit/Welcome/Retain
- Condition of City Flags—on hold
- Water Assistance
- Event Center

With no further business the meeting adjourned at 5:00 PM

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: December 2, 2008

Place: Southeast Career and Tech Center

Time: 4 PM

Directors Present: Sitzler, Skjefte, Dawson, Hoelscher,

Directors Absent: Opp, Quandt, Forward, Zimmer, Bohannon, Schnell

Guests:

Proxy Transfers:

The Oakes Enhancement, Inc. (OEI) Board of Directors met Tuesday, December 02, 2008. The meeting was held at the Southeast Region Career and Technology Center in Oakes, ND beginning at 4 PM. We were called to order by Vice President Terry Dawson. There were four directors present.

The purpose of this meeting was to discuss the status of Dakota State Line Regional Alliance (DSLRA), a Workforce Training Proposal, any other business that could be handled in a limited time frame. The remainder of the business will be handled at a December 9, 2008.

Business

Dakota State Line Regional Alliance:

Sitzler lead the discussion.

- USDA wants to visit with the DSLRA concerning the viability of group.
- Nothing has been updated in the last eight months.
- Select a date: December 17-18-19th of this year to meet.
- Keeping this organization in tack seems to be the thing to do at the current time using it as an avenue to channel funding for the area.
- Leadership needs to return to Oakes – and perhaps should be a member of the OEI board.
- Date selected: December 19th – noon at SRCTC.
- Sitzler will make the contact and report back to the group.

RFP: Workforce Training Proposal:

RFP Project

- Hoelscher will email Kraemer to request RFP's OEI has submitted in the past to use as a guide for the current request on a wind tower components proposal.
- The original email was dated in November and the deadline to submit is 12-09-08.
- With blades being manufactured in Aberdeen, SD – this project would be a nice fit for the area.
- 80-160 jobs
- Building requirements listed - buildings in Oakes: Alco is a possible start suggestion.
- Possibility of Workforce Training funds
- Availability of workers with the recent lay offs
- Skjefte called Kraemer and he will drop off information tomorrow.

Oakes Community Hospital

- Discussion on the state of OB at the hospital
- Dawson has been in communication with OCH board members – but they cautioned to refrain from discussing the matter.
- Reality: if the hospital is losing money – they will make cuts –

Hoelscher, Skjefte, Dawson will meet to get the RFP paperwork going.

Leaving the remaining business for the December 9th meeting the group adjourned at 5:00 PM.

Respectfully reported,

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

Oakes Enhancement. Inc

Date: December 9, 2008

Place: Southeast Career and Tech Center

Time: 4 PM

Directors Present: Dawson, Hoelscher, Zimmer, Bohannon, Schnell, Forward, Quandt

Directors Absent: Opp, Sitzler, Skjefte

Guests: John Zetocha

Proxy Transfers:

The Oakes Enhancement, Inc. (OEI) Board of Directors met Tuesday, December 09, 2008. The meeting was held at the Southeast Region Career and Technology Center in Oakes, ND beginning at 4 PM. We were called to order by President Gary Schnell. There were six directors present along with John Zetocha – the president of the Oakes Area Chamber of Commerce.

Business Matters:

⇒ Hospital Business

- Schnell has visited with John Osse—interim director of the hospital. He communicated a decision to discontinue OB has not been made.
- Others have heard differently.
- This is a financial matter for CHI.
- Why did we build a new hospital in Oakes if they are cutting – they should have known these things before building
- It appears Oakes has been taken advantage of by CHI.
- It would be good for the CHI Board to start asking some question of CHI.
- Task Force Board is needed to study the issues and get the facts to propose to the community or is it time to let things play out.
- Contacts to ask some questions of Burris & Kapfer.
- Decision: send a formal invitation to the CHI Board – Noon meeting at SRCTC with an RSVP. Thursday, December 18th at noon.
- Bohannon will visit with Pam Gulleeson.

⇒ Financial contract with PFS: **M(Dawson)SP: To accept the proposal for financial services for 2009.**

○

⇒ Annual Meeting

- Ask PFS as to a date that would work for them.

⇒ Motel Feasibility Study: updates

- The group that did the feasibility study is calling to see if there is interest in pursuing a new motel.
- Those interested in investing locally are not totally in favor of connecting with a motel chain.
- Three Copies: Vculek (their own copy) OEI (Schnell has this one)
Third copy: Tom Gulsvig is borrowing

⇒ Bank of America: OmniQuip---Certified Letter with financials

- The letter was mailed certified and the certification slip has been returned – the letter was received—no further communication.

⇒ Land Purchase offer to Vculeks—any updates on this

- Take this off the agenda.

⇒ Marketing Oakes: on hold

Sec. Report:

November 4, 2008, December 2, 2008 **M(Dawson)SP: to accept as printed.**

Treasurer's Report: **M(Dawson)SP: to accept as printed.**

Projects

- Great River Energy:
 - Progress: no report currently
- Wind Energy:
 - Green Resource Development: report by Dawson
 - Supposed to be getting the finances in order – but some things are not falling into place as GRD wanted. Pursuing other outlets
- Gaming:
 - Report: **M(Dawson)SP: to approve the gaming report as printed.**
 - Blackjack: equipment
 - *“M(Skjefte)SP: To charge \$150 per month for rental of all equipment.” This was dated November of 2007.*
 - Schnell will speak with Tim Kelly.
- Anderson: updates
 - Schnell is keeping in contact with this group.
- Director report:
 - Wages / Expenses: Need to advertise this position.
- Updates & Items to Remember
 - Housing Authority-any issues or updates
 - LSS Follow-up
 - Renaissance Zone
 - Do we have this information?
 - Pole Banners
 - Recruit/Welcome/Retain
 - Condition of City Flags—on hold
 - Water Assistance
 - Event Center

With no further business the meeting adjourned at 5:45 PM.

Respectfully Reported

Audrey O'Brien, Secretary
Oakes Enhancement, Inc.

