



## Oneida Seven Generations Corporation

### **Narrative Report:**

#### **Explanation of the core of the Corporation's business practices:**

The purpose of Oneida Seven Generations Corporation (OSGC) is to promote and enhance economic diversification on behalf of the Oneida Tribe of Indians of Wisconsin. OSGC manages commercial developments such as the Bellin facility on Commanche Avenue, the Schneider facility on Glory Rd, the Badger Sheet Metal Works facility on Partnership Drive, and the West Mason and Packerland malls. In the past few months, there were a few properties with open space and they are half of the former Tower Foods facility, the restaurant space at the Travel Center, and one suite at the West Mason mall. Working with Retail we have a new tenant for the restaurant; and anticipate the restaurant opening in July 2013. We continue to advertise the remaining spaces. We have allowed Tribal entities to use our facilities at no charge for community objectives (including the Elderly Rummage Sale; clothing drives; etc.). OSGC markets potential commercial properties on behalf of the Oneida tribe. There are fifteen buildings under OSGC's management; of which three are owned by the Tribe. Currently four tribal departments and four individual tribal members are leasing from us; along with eight local and six national organizations.

The appeal process between the City of Green Bay and OSGC for the waste-to-energy plant is ongoing.

In February 2013 the OSGC Board decided not to proceed with the plastics to oil business that was to be located in the former Tower Foods building.

#### **Explanation of the Corporation's market information:**

*Property Management:* OSGC employs one part-time tribal elderly member who assists in managing approximately 30 tenant leases. There are fifteen buildings under OSGC's management; of which three are owned by the Tribe. The broker's opinion of value is \$60,880,000.00 on buildings owned by OSGC. In addition to monitoring the leases, the leasing person assists in making sure the corporation buildings are insured and that tenants insure their occupancy, implementing property management procedures, and compiling data information.

*Energy Project:* At this time, OSGC is not aware of any similar projects being implemented. The potential exists for other entities to replicate the project.



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### **Identification of the primary goals and targets of the Corporation and progress made towards accomplishment of the same:**

The vision for OSGC is to increase the profitability of the company's income real estate base by searching for development opportunities. The primary goal is to promote the benefits of the Free Trade Zone and the HUB Zone properties that we have available at OSGC.

The progress we have made towards this goal: We have worked with the BIA's division of Energy & Mineral Development to help develop marketing material for distribution. This includes flyers and banners. We have attended several of the Oneida Chamber meetings and met with the current Director of the Oneida Chamber.

We are also marketing our properties through Facebook and other social media outlets. We have seen an increase in properties being marketed through the internet which is less costly and has the ability to reach more businesses looking for space. In order to remain competitive we are moving into this market area.

Our current goal for the energy project is to complete the court process and get our city permit back. We will then move forward with this plant.

### **Identification of medium (two to five year) and long (greater than five year) prospects and sustainability of the Corporation given present status, strategies and risks:**

Our medium to long range goals includes the following:

- Develop, sell, and manage waste-to-energy facilities to communities and businesses that need to either resolve waste disposal issues or develop renewable energy.
- Develop at least two additional real estate developments over the next five years while maintaining a high occupancy rate with the real estate developments under management.
- Our last long range goal is to work with the Land Commission and Land Office to identify additional commercial properties that we can either develop or manage on behalf of the Tribe.

### **Summary of the assets of the Corporation, including but not limited to its financial, physical, employee, customer, brand or intellectual property, and supply assets:**

**Financial / Physical:** Checking accounts; Buildings; Other Business Ventures

**Employees:** OSGC has four employees; three full-time and one part-time.

**Customers:** Bellin Health Systems; Schneider National; Badger Sheet Metal Works; Oneida Tribe of Indians of Wisconsin



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**Summary and status update of any pending legal action to which the Corporation is a party and any relevant government regulation to which the Corporation may be subject:**

OSGC is currently in litigation with the City of Green Bay regarding our rescinded permit.

OSGC has been issued a summary judgment on the case brought by a former employee who claimed wrongful termination. This case is closed in our favor.

OSGC reached a formal agreement with a former tenant to collect back rent. The former tenant failed to comply with the agreement and we are seeking a judgment to make the former tenant comply with the agreement.