



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 four properties with open space and they are half of the former Tower Foods facility, the restaurant space at the Travel Center, one suite at the West Mason mall, and one suite at the South Packerland mall. Working with Retail we have a new RFP for the restaurant. We did have an inquiry as to if this could be used as a sports bar area. We have asked for clarification on the liquor license process at that location. The Tower Foods building will be utilized for the recycling plastics project and will go through the zoning and permitting process. We have signed a three-year lease with a Tribal member for the suite on Packerland, and 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 continues to manage commercial developments such as Bellin, Schneider - Glory Rd, Badger Sheet Metal Works, the Oneida Travel Center on Hwy. 29/32 and the West Mason and Packerland malls. OSGC also 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 legal process between the City of Green Bay and us is ongoing. As we move forward our attorney will provide updates to the BC legal staff.

OSGC has begun to evaluate the potential for a plastics to oil business to be located in the former Tower Foods building. As recommended by the Business Committee we are following the process to receive rezoning and conditional use of the 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



Oneida Seven Generations Corporation

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 by other tribes. Since the project has the potential to provide a new source of revenue in a climate of declining gaming revenues to support tribal operations, the potential exists for other tribes to replicate the project. The Oneida Energy project will provide a working model and will serve as an educational opportunity for evaluation and replication. The OE project has the added benefit of expansion at a later date that will make the business more profitable and address other problematic environmental concerns. Future options include evaluating the technology and process for disposal of tires, dairy waste, auto shredder residue (also referred to as auto fluff), human sludge and other wastes to be used as fuel for generating electricity for sale to the energy marketplace.

Oneida-Kodiak Construction (O/K), a subsidiary of OSGC, received a subcontract for work on the Oneida Resident Centered Care Community (ORCCC). We will be completing all of our contracts on this project. We have completed our work on time and within budget. We also met all of the requirements of the Compliance Office.

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 goals for the energy project are to complete the permit process for the second site and to start operations this spring. At the same time we look to complete the court process and get our city permit back. We will then move forward with this plant.



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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:

- Complete and successfully operate the Oneida Energy plant. Contracts for waste, energy, management and recycling are already in place. After construction is complete it is anticipated that the plant will be opened in winter of 2013.
- Develop, sell, and manage similar plants 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

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 is currently in litigation with a former employee who claims wrongful termination.

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