



Oneida Seven Generations Corporation (OSGC)

Disclosure Report:

a) Names and title of Board Members:

<u>Name / Title:</u>	<u>Appointed date:</u>	<u>Term-end date:</u>
William Cornelius, President	September 2006	Sept. 2011 * reappointed Feb '12
Mike Metoxen, Secretary/Treasurer	June 2008	June 2013
Nathan King, member	September 2009	September 2014
Tsyosha?aht C Delgado, member	June 2010	June 2015
Shannon Hill, member	February 2011	February 2016

b) Names and title of Corporation's key management personnel:

<u>Name / Title:</u>	<u>Hire date:</u>	<u>Contract / Expiration date:</u>
Kevin Cornelius, CEO	September 2008	no
Bruce King, CFO	November 2010	no

c) Summary of relationship(s) between any of the above; as well as relationship(s) with above and Business Committee or regulatory body charged with regulating Corporation:

Bruce King, CFO, is the uncle of Nathan King, OSGC board member.

Tsyosha?aht Delgado, OSGC board member, is the sister of Cristina Danforth, OBC Treasurer.

d) Names of any other person, whether it be a business in any legal form or an individual, doing business with the Corporation for purposes of mutual enterprise:

Oneida Seven Generations Corporation has numerous entities that have been created with each property purchased or business venture. These Limited Liability Company's (LLC's) have been created to protect the assets of OSGC, as well as the assets of the Oneida Tribe of Indians of Wisconsin. OSGC is typically 51% owner; therefore we have majority control. The LLC's are as follows:



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<u>LLC Name:</u>	<u>Partner / ownership %:</u>	<u>Property / business:</u>
Babcock, LLC	Management Enterprises / 49%	Bellin
Oneida Generations, LLC	Oneida Tribe of Wis. / 31.56%	29/32 Travel Mart
North Packerland, LLC	Best Built, Inc / 49%	warehouse
Partnership Drive, LLC	GADJAD, LLC / 49%	manufacturing facility
Oneida-Kodiak Construction, LLC	Alliance / 49%	construction
Isbell Street, LLC	Best Built, Inc & RM Capital, LLC / each 33.3%	vacant lot

OSGC also has a number of wholly-owned subsidiaries, each with a specific property or business associated with it. They are as follows:

<u>LLC Name:</u>	<u>Partner / ownership %:</u>	<u>Property / business:</u>
Glory, LLC	n/a	office facility
O'Hare, LLC	n/a	warehouse / office facility
Oneida Nation Electronics	n/a	electronic company
Oneida Energy, Inc.	n/a	renewable energy project
Oneida Recycling Solutions, LLC	n/a	renewable energy project
IEP Development, LLC	n/a	energy project research
Broadway Manufacturing, LLC	n/a	property acquisition
Oneida Manufacturing, LLC	n/a	manufacturing company

e) Summary of financial transactions or relationship between those listed in d above and the Corporation:

OSGC receives monthly lease payments from Babcock, LLC; and Glory, LLC.

OSGC receives an annual administration fee from O'Hare, LLC; North Packerland, LLC; Partnership, LLC; Oneida-Kodiak Construction, LLC; and Oneida Nation Electronics. The fee varies per the company's Operating Agreement, and is either \$2,000.00 or \$3,000.00 annually.

OSGC receives a monthly Return on Investment from Partnership Drive, LLC.



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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. We are at a 98% occupancy rate. OSGC also markets potential commercial properties on behalf of the Oneida tribe. We have allowed Tribal entities to use our facilities at no charge for community objectives (including the Elderly Rummage Sale; clothing drives; Oneida High School and the Annual Christmas Benefit).

OSGC's renewable energy facility continues to move forward. Our primary goal is to establish a state-of-the-art energy recovery facility that will serve as a joint development between the tribe, county and local communities and demonstrate the benefits of using waste as a fuel in an environmentally friendly manner. The energy recovery facility will generate electricity from municipal solid waste. Energy recovery projects produce renewable electricity that displaces electricity that would otherwise be produced in a power plant that burns fossil fuel. The compounding benefits of using waste as a fuel for energy conversion, rather than using landfills provides additional future benefits through carbon reduction. The amount of energy produced by the facility will generate 5 Mega Watts / hour.

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. Currently six tribal departments and three individual tribal members are leasing from us. 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.

The majority of the lease clauses and rates were already prepared by previous personnel. Our future strategy is to review and update these leases whenever possible and making sure lease rates are competitive in the local market. The two areas that OSGC is not competitive in the local market are:



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1. Existing Buildings leased from DOLM

1.1 High DOLM lease rates prevent the upkeep of building appearances.

1.2 Older buildings need TLC – Tenants want an updated appearance on the facilities.

1.3 Tribal members and departments expect a lower lease rate from the profit making corporation. OSGC is unable to provide lower lease rates due to 1.1 above but some lease rates are lower than normal.

2. Locations of properties located in the rural areas are not competitive.

2.1 Most tenants would like to lease urban locations for accessibilities to their customers.

2.2 Existing buildings are not the right size.

2.3 Existing building were constructed for particular former tenants.

2.4 Existing mortgage prevents OSGC to reduce the lease rates lower than the mortgage payment.

OSGC advertises on their web page, the local newspaper, postings, bulletins and signs. In addition, we are currently advertising on Facebook, Craig's list, and looking into Manta. Another alternative is for the Tribe to set up a link to our web page on their web page.

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.



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Oneida-Kodiak Construction: Oneida/Kodiak (O/K) received the subcontract for the following work on the Oneida Resident Centered Care Community (ORCCC):

- Concrete and foundations – 100% complete
- Site Utilities – 90% complete
- Concrete Flat package – 2% complete
- Roughing and Framing package – 5%

As a result of the good working relationship we have established a partnership with Kraus Andersen (K/A). This partnership will allow us to actively seek construction contracts anywhere in the Midwest.

Total number of Tribal members working for O/K is 11; nine of the employees are working on the ORCCC, and two are working off site on a barn renovation.

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 are also marketing our properties through Facebook, Craig's List 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 next primary goal is to break ground on our new site for the renewable energy plant. To accomplish this goal we have applied for and received our permits required by the Department of Energy and the Wisconsin Department of Natural Resources. We are currently in the process of finalizing the financing for the project.

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:



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Our medium to long range goals:

Complete and successfully operate the Oneida Energy plant. We already have a Power Purchase Agreement, and multiple Letters of Intent for the waste. These are the two key components for revenue generation.

Sell the renewable energy plants to other communities and businesses that need to resolve the problem they have in disposing of their waste. We have worked with multiple parties to develop a "Proof of Concept Unit". This unit is a smaller working version of our system that can easily be transferred from site to site and demonstrate to a potential customer how the system works.

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.

Based on politics and the slowness of the government process we realize this will take several years for the government side to come to an agreement on how they will want to proceed. The current structure places us as competitors. We need to develop a structure where there is a benefit for us to lease the property and the Land Office also benefits. Currently on the buildings we manage we have over a 95% occupancy rate. Today we only have one warehousing space and one small office available. We also have land available for development in the Oneida Business Park and the Ashwaubenon Business Park.

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 a former employee who claims wrongful termination.

OSGC has reached an agreement with a former tenant to collect back rent.