



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. We currently have three 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. We anticipated having someone in the restaurant at the Travel Center, but that potential lessee has fallen through. 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.). There are fifteen buildings under OSGC's management.

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 locate the plastics to oil business on the Oneida Reservation. Prior to that decision the former Tower Foods facility was being considered.

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. 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.

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.



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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.

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 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.
- To continue 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 three employees; two full-time and one part-time.

Main Customers: Bellin Health Systems; Schneider National; Badger Sheet Metal Works; United States Postal Services and 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 the appeal process with the City of Green Bay regarding our rescinded permit.

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.