

To Tribal Secy <sup>17</sup> From OTDC

2-A

Because of cost cutting necessities, these monthly reports from OTDC to the Business Committee are not made up for each Business Committee member. If you think that there is a need for this, can your office make the copies. Would you please advise OBC members of this, or ~~see~~ insert a memo in their respective packets. ?

To O.B.C.

Reports are available at either the OTDC or Tribal office.

<sup>Amount</sup>  
Your cost should be included in your Budget

MEMORANDUM

OBC

TO: ONEIDA TRIBAL DEVELOPMENT CORPORATION BOARD OF DIRECTORS  
FROM: ONEIDA TRIBAL DEVELOPMENT CORPORATION GENERAL MANAGER  
DATE: JULY 19, 1978  
SUBJECT: MONTHLY REPORT

In the past month a number of events have taken place to help strengthen the continued growth of the Oneida Tribal Development Corporation.

On June 21, 1978 Mike King started on board as the Construction Supervisor/ Expeditor Trainee, and on June 26, 1978 Ms. <sup>Barbara</sup> Karen Skenadore came on as the Office Manager-Bookkeeper Trainee. These being the two main training positions we had requested from CETA.

To date I would say that Ms. Skenadore has been doing an outstanding job and is making much progress in assuming the responsibilities of her position. I feel that there are a number of areas that are going to need much work and improvement on the part of Mr. King before he will show the success as is seen in Ms. Skenadore.

On June 19, 1978 a contract was entered into with J&R Construction Company for the general construction of the addition of the site II Community Building. The electrical contract was written with the D&D Electrical Company which has been formed by two tribal members that have been employed and trained by the program of the tribe. The plumbing contract was given to Tremel Enterprises of Seymour. We held a preconstruction meeting for this project at 10:00 A.M. on June 22, 1978 to settle any problems that these contractors may have foreseen prior to the construction start up on it as we had scheduled it to be completed within thirty days of the date that had been specified for the work to begin.

At this time the plumber has completed his work as far as he can go until the general contractor has poured the floors and roughed the addition in. As to date the J&R Construction Company has not shown good faith in completing their work we have given them a written notice that they have not lived up to

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their work we have given them a written notice that they have not lived up to  
terms of their contract and thus we have contacted Dave Schuh Construction to  
in and assist us in completing this work without J&R Construction.

On July 6, 1978 at a meeting held with the Business Committee, the Nursing Home administrator, and OTDC it was approved by the Tribal Business Committee to allow OTDC to complete the Nursing Home Punch List under the direction of the president of the corporation as was suggested by us on April 11, 1978. This work is to be done with OTDC furnishing the material that will be required to do the work and the Nursing Home Maintenance men to complete the carpentry work that is shown on the list and the ITAC Electrical personal to complete the electrical work as shown on the punch list.

To date we have made much progress on the Health Center punch list and it has been scheduled for completion on Friday July 21, 1978. This would be excluding the handrail that has not been installed on the front stairs, as it can not be installed until the chair lift has been moved away from the wall.

Phase V of the Wis. 10-5 Project was finally able to be closed on July 19. This was after this closing had been postponed two times due to the punch list on the previous three phases having not been completed in their entirety. We closed at this time five family dwelling units and the Gora house subdivision road for a total amount of \$236,513.88. We also received a second check in the amount of \$34,089.00 for punch list items that had been completed at this time. These two figures gave us a total receipt in the amount of \$270,602.88.

We have prepared since this closing and given out some of these checks as listed on the attached schedule for a total of \$ 237,803.30. Leaving a total of \$ 32,799.58 cash on hand for working capital until our next closing. Due to the crowded schedule I have had since the closing I have been unable to complete the final figures to show our net profit on this phase but will have it completed within the next few days and will forward a copy to each board member at that time.

Our next scheduled closing which will be phase VI and consist of seven homes will take place as scheduled at this time on August 24, 1978. This will at that time leave a final seven houses and the Rolling Hills Road to be paved prior to the completion of our contract.

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We have been notified by the housing authority that their board of directors have approved our thirty days of extended time we had requested for the completion of the Wis. 10-5 contract. We based our request on forty-two days of bad weather we had experienced during construction and the ten days that we lost due to the incorrect surveys that had been given us by them for our cause for this extension.

*Wilbur M. Brown*

ROLAND MURPHY CONSTRUCTION COMPANY PAYMENT ON ESCROW AMOUNTS AND BILLS OUTSTANDING  
ON PHASES I, II, III, & IV

PHASE I

PROFIT AND OVERHEAD FIGURES THAT WERE DUE THE SUBCONTRACTOR ON CHANGE ORDERS  
\$70.80

PHASE II

PUNCH LIST FINALLY COMPLETED BY MURPHY AND RELEASED BY HOUSING  
\$35.00

PROFIT AND OVERHEAD FIGURES THAT WERE DUE THE SUBCONTRACTOR ON CHANGE ORDERS  
\$39.30

AMOUNT DUE FOR THE CHANGE ORDER #3 TO RELOCATE THE BASEMENT DOORS IN THE  
#/ 3-A HOME (THIS WAS MISSED WHEN WE HAD A CLOSING ON THIS PHASE BY BOTH  
US AND MURPHY  
\$184.44

PHASE III

PROFIT AND OVERHEAD FIGURES THAT WERE DUE THE SUBCONTRACTOR ON CHANGE ORDERS  
AS PER THE 10-5 CONTRACT  
\$ 39.30

PUNCH LIST RELEASED BY THE HOUSING AUTHORITY AND DUE MURPHY \$295.00

PHASE IV

PROFIT AND OVERHEAD FIGURES THAT WERE DUE THE SUBCONTRACTOR ON CHANGE ORDERS  
AS PER THE 10-5 CONTRACT  
\$49.30

MOVE THE GARAGE FOOTINGS FROM ONE END OF THE HOUSE TO THE OTHER AS PER THE  
REQUEST OF THE RECIPIENT AFTER THEY HAD BEEN POURED  
\$300.00

PUNCH LIST COMPLETED ON PHASE IV AND RELEASED FOR PAYOUT BY THE HOUSING  
AUTHORITY  
\$6810.00

ADDITIONAL TRUCKING AND CAT WORK THAT WAS NOT INCLUDED IN THE CONTRACT  
FOR THE FIRST FOUR PHASES  
\$1607.13

TOTAL AMOUNT PAID ROLAND MURPHY CONSTRUCTION COMPANY FOR UNPAID BILLS AND ESCROW  
AMOUNTS PER OUR CHECK # 397  
\$9,430.27

NINE THOUSAND FOUR HUNDRED THIRTY DOLLARS AND 27/100

PHASE VCLOSING ROLAND MURPHY CONSTRUCTION COMPANY TO INCLUDE SITES # 18,24,26,2

SITE # 18 DEAN TUBBY	\$33,162.00	
BASE CONTRACT PRICE	- 60.00	
OMIOT TEN FOOT WALL	37.10	
C.O. #9 DINNING ROOM LIGHT FIXTURE	101.76	
C.O. #8 GARAGE SHEATHING	12.72	
C.O. #20 BATHROOM FAN SWITCH		
LESS:		
CULVERT SUPPLIED BY OTDC	- 140.00	
STONE DRIVEWAY BY OTDC	- 140.00	
CULVERT ENDS TO BE SUPPLIED BY OTDC.	- 60.00	
PUNCH LIST ESCROWED	-185.00	
TOTAL AMOUNT DUE ROLAND MURPHY SITE #18		<u>\$32,748.18</u>

SITE # 24	ROLAND VAN DE HEI	\$29,478.00	
BASE CONTRACT PRICE		10.00	
INSTALL GARAGE WINDOW		37.10	
C.O. #9 DINNING ROOM LIGHT FIXTURE		101.76	
C.O. #8 GARAGE SHEATHING		12.72	
CO #20 BATHROOM FAN SWITCH		82.22	
C.O. # 3 DOOR ON BASEMENT STAIRS		20.00	
BUILDERS RISK		151.25	
ADDITIONAL TRUCKING AND CAT WORK			
LESS:			
CULVERT FURNISHED BY OTDC		-140.00	
STONE IN DRIVEWAY BY OTDC		-140.40	
FILL OVER CULVERT BY OTDC		- 62.40	
PUNCH LIST ESCROWED (MURPHY)		-100.00	
TOTAL AMOUNT DUE ROLAND MURPHY SITE #24			<u>\$29,450.98</u>

SITE # 26	MINNIE HILL	\$29,478.00	
BASE CONTRACT PRICE		37.10	
C.O. # 9 DINNING ROOM LIGHT FIXTURE		101.76	
C.O. #8 GARAGE SHEATHING		12.72	
C.O. #20 BATHROOM FAN SWITCH		82.22	
C.O. # 3 DOOR ON BASEMENT STAIRS		20.00	
BUILDERS RISK		231.09	
ADDITIONAL TRUCKING AND CAT WORK			
LESS:			
STONE IN DRIVEWAY BY OTEC		-140.40	
PUNCH LIST ESCROWED(MURPHY)		-200.00	
TOTAL AMOUNT DUE ROLAND MURPHY SITE #26			<u>\$29,633.19</u>

Site # 27	BEN CORNELIUS	\$33,162.00	
BASE CONTRACT PRICE		-60.00	
OMIT TEN FOOT WALL RECIPENTS REQUEST		37.10	
C.O. #9 DINNING ROOM LIGHT FIXTURE		101.76	
C.O. #8 GARAGE SHEATHING		12.72	
C.O. 20 BATHROOM FAN SWITCH		20.00	
BUILDERS RISK		98.73	
ADDITIONAL TRUCKING AND CAT WORK			
LESS:			
CULVERT FURNISHED BY OTDC		-140.00	
STYONE IN DRIVEWAY BY OTDC		-140.40	
PUNCH LIST ESCROWED (MURPHY)		-370.00	
AMOUNT DUE ROLAND MURPHY SITE #27			<u>\$32,721.9</u>

PHASE V CLOSING ROLAND MURPHY CONSTRUCTION CO. CONTINUED

SITE # 29	SANDY DANFORTH	
BASE CONTRACT PRICE		\$29,478.00
C.O. # CHANGE HOUSE STYLE		100.00
C.O. #9 DINNING ROOM LIGHT FIXTURE		37.10
C.O. # 8 GARAGE SHEATHING		101.76
C.O. #20 BATHROOM FAN SWITCH		12.72
C.O. #3 ADD DOOR AT BASEMENT STAIRS		92.22
BUILDERS RISK		20.00
ADDITIONAL TRUCKING AND CAT WORK		188.65
LESS:		
STONE DRIVEWAY BY OTDC		-140.40
PUNCH LIST ESCROW (MURPHY)		-165.00
TOTAL AMOUNT DUE ROLAND MURPHY SITE #29		<u>\$29,725.45</u>
TOTAL AMOUNT PAID ROLAND MURPHY CONSTRUCTION COMPANY FOR PHASE V CLOSING		\$154,278.95
ON CHECK # 398		



JBC.

<u>VENDOR</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>
Roland Murphy	397	\$ 9430.27
Roland Murphy	398	154278.98
Winston Oxendine	399	1600.00
Earl Buchman & Sons	400	13888.25
Ace Sanitation	401	55.00
Arrow Concrete Inc.	402	280.00
Bay Lakes Mfg.	403	11.60
Bernies Small Engine	404	71.55
Gerald Braun Const.	405	385.50
DePere Progressive Farmers Co-Op	406	204.00
Gauthier & Son Const.	407	1487.25
Green Bay Water Utility	408	3.00
Karl Hoffmann Ex.	409	18.75
Indian Action Team	410	231.10
LaForce Hardware	411	585.00
Patrick Manion Plaster	412	61.00
McMonagle Lumber Inc.	413	25.44
MRK Const. Co. Inc.	414	111.15
Murphy Const. Co.	415	<del>16408.00</del>
Murphy Supply Inc.	416	79.32
Musial Painting Co.	417	379.25
Neville's Inc.	418	100.11
New England Bus. Inc.	419	9.31
New Office Supply Inc.	420	269.67
Northeast Telephone	421	106.32
Oneida Housing Auth.	422	85.80
Oneida Tribe	424	17.43
Pomps Tire Service	425	38.27
Rasmussen Const. Co.	426	10158.50
Kelly Heating	427	600.00
Seymour Lumber	428	121.60

18,408.60

<u>VENDOR</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>
Silver Creek Nurseries	430	\$ 112.50
State Farm Insurance	431	453.50
Taylor Rental Center	432	25.85
Telephone Communications	433	75.00
Thomas Oil Company	434	29.05
Trem1 Enterprises	435	1397.68
Van Zeeland Nursery	436	1638.50
Void	437	-0-
Kellogg Bank	438	20000.00
Bill Danforth Const.	439	11926.88
Wisconsin Electric Power	441	900.00
Void	440	-0-
<b>Total Paid Out</b>		<b>237,803.30</b>

Otc  
**Seymour Lumber Co., Inc.**

208 W. Wisconsin Street  
Seymour, Wisconsin 54165  
Seymour 833-2324 - Appleton 739-6061

Special  
Meeting

August 24, 1978

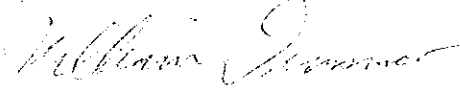
Ernie Stevens, President  
Oneida Tribal Development  
Corporation

Dear Mr. Stevens:

The account is in good standing in the past 1½ years and no trouble obtaining credit at the present time.

Sincerely yours,

SEYMOUR LUMBER COMPANY, INC.



William Dunsmoor  
Credit Manager

Aug-28- 7:PM

2-A

ONEIDA TRIBAL DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
JULY 20, 1978

The meeting was called to order by Ernest Stevens.

Members present were Ernest Stevens, Board Chairman  
Carlton Smith, Board Treasurer  
Barbara Denny, Secretary  
absent was Joseph Webster, Member

Employees present were Bill Brownson, General Manager  
Barbara Skenandore, Office trainee

A motion was made, seconded and adopted to accept the minutes of June 28 and July 5, 1978 as presented and read.

~~In the absence of Mark Lallensack, a written financial report was presented. Discussion followed, after which a motion was made, seconded and adopted to accept the written report for the present time, with the express stipulation that we will not accept any further written report unless the person reporting is present.~~

Bill Brownson presented the General Manager's report for June/July 1978. Discussion followed, after which there was a motion to accept the report; seconded and passed.

There being no exception, the old business will be deferred to the next meeting; that being the review of the Tribal Charter and Incorporation.

In reference to the court action of Alfred Johnston vs. OTDC, the Chairman is directed to seek the solicitor's opinion.

There being no exception, the Chairman is directed to prepare a proposal to put OTDC in charge of development and management of the following projects:

- I. Comprehensive Tribal Public Works, Construction and Maintenance Facility, including all wholesale and retail supply warehouse.
- II. Public Works and Maintenance Department.

The General Manager is directed by the Board to support the application of an occupational Driver's license for Mike King, the new trainee, so that he can be available for work.

Let the record show, in regard to the OTDC directive to explore the possibility of retaining legal counsel, the Chairman has received the approval of the Oneida Business Committee to proceed.

A motion was made, seconded and adopted to adjourn until 3 August 1978 at 9:30 AM.

OTDC will be set up  
meet w/ OTDC

OBC

ONEIDA TRIBAL DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
JULY 5, 1978

The meeting was called to order by Ernest Stevens. Members present were Ernest Stevens, President., Carlton Smith, Treasurer., Barbara Denny, Secretary., and Joseph Webster arrived a little later. Employees present were Bill Brownson, General Manager and Mark Lallensack, the Bookkeeper.

The minutes of the June 6, 1978 meeting were presented. A motion was made, seconded and adopted to accept the minutes as presented.

Mark Lallensack presented a verbal report on the financial status of OTDC. The full financial report will be given at the next regular meeting of the Board of Directors of OTDC, July 20, 1978.

Bill Brownson presented a verbal report on the activities of the General Manager for the past month.

By general agreement, the review of the Tribal Charter and Incorporation will be postponed to the next regular meeting of OTDC Board of Directors

There being no exception, the officers of OTDC direct the President of OTDC to explore the possibility of retaining legal counsel, and to proceed, if feasible, with a Cause of Action against the architectural firm of Nichols and Barone. When tentative determination has been made, the President of OTDC shall advise the officers of OTDC prior to final authorization and initiation of the pending suit.

The draft of the Semi-Annual Report to the General Tribal Council was discussed.

Items for the agenda of the next regular meeting of OTDC will be the drafting of a plan for the election of officers, and the review of the Tribal Charter and Incorporation

A motion was made, seconded and adopted to adjourn.

ONEIDA TRIBAL DEVELOPMENT CORPORATION  
SPECIAL MEETING-JUNE 28, 1978

060

Meeting was called to order by Ernest Stevens at 10:00 AM

The purpose of the meeting was the Semi-Annual Report to the General Tribal Council, which will be a status report.

Members present were Ernest Stevens, President  
Carlton Smith, Treasurer  
Barbara Denny, Secretary

Employees present were Bill Brownson  
Mark Lallensack

OTDC Board of Trustees present: NONE

There being no exception, the minutes of the past regular meeting will be deferred to the next regular meeting.

Bill Brownson reported on the new Management trainees, who are Barbara Skenandore and Mike King.

Discussion followed on entries to be included in the Semi-Annual report. A copy of the report will be included in the minutes of this meeting.

A motion was made, seconded and passed to adjourn.

The next regular meeting will be July 5, 1978 at 10:00 AM.