

**MINUTES OF THE  
INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF OAK RIDGE**

**July 7, 2014**

A regular meeting of the Industrial Development Board of the City of Oak Ridge, Tennessee, convened at 4:00 p.m. on July 7, 2014 in the Training Room of the Municipal Building. David Wilson, Chairman, call the meeting to order.

**ROLL CALL**

The following members were present: Lou Dunlap, Chris Johnson, David Mason, Hal Osucha, Melissa Friederich, Buzz Patrick, Harold Trapp and David Wilson.

The following member was absent: Richard Chinn

Also present were: Ken Krushenski; Oak Ridge City Attorney, Doug Colclasure; Citizen of Oak Ridge City, Parker Hardy; President, Chamber of Commerce, Ray Evans; City of Oak Ridge, Bryan Mills; ACHW, and Jennifer Johnson; Administrative Assistant to the IDB.

**APPROVAL OF THE AGENDA**

Correction under Section VII. A. Finance Committee. It should read Committee Meeting on July 21 instead of July 15.

Mr. Trapp made a motion to approve the amended agenda. Mr. Mason second the motion. The motion carried unanimously.

**APPROVAL OF THE MINUTES**

June 2, 2014 – Mr. Mason made a motion to approve June 2, 2014 minutes. Mrs. Friederich second the motion. The motion carried unanimously.

**TREASURER'S REPORT**

Mr. Johnson reported that not a lot of activity for the month. Key things reported are interest income on all the different accounts such as general checking, Money Market, and CDs. There is \$1,550 in interest income. Attachment A details all expenditures. There are two accounts payable items on the balance sheet of \$2,541.00 for the accruals for the last invoices for Gail Cook and Diversified Landscape Services. This is reflected to close out the FY13/14. YTD is pretty straight forward. Compared to the budget, we know we didn't have the land sales and we didn't do the power. Other than that there are not a lot of variances for the year. We spent less than we did budget in other categories as well.

Mr. Osucha made a motion to accept the financial reports as presented. Mrs. Friederich second the motion. The motion carried unanimously.

**PROSPECT ACTIVITY REPORT**

Mr. Hardy reported that Mr. Jones had contacted him earlier and he had a conflict appointment and had nothing new to report. Mr. Hardy has been working with the developers on the Wescott Center. The strip building between 12,000 and 14,000 sq. ft. is going up. They have not yet announced the tenant

but it looks very solid. The Kroger grand opening was by all accounts was a huge success. Mr. Hardy will be meeting with more developers in Nashville next week.

#### **ATTORNEY REPORT**

No report.

#### **COMMITTEE REPORTS**

a. **Finance Committee** –

A Finance Committee is scheduled to meet on July 21, 2014.

b. **Land Use Committee** –

1. CAM letters – Mr. Osucha reported that now we have the actuals for the CAM, we will be sending out letters to the 6 tenants and it will in close to what we budgeted in income revenue last year.
2. RSI – There are no covenants that address the overgrowth on their site. A suggestion was made to send them a letter asking them to clean up the property.
3. Horizon Center – Trees on Renovare Blvd are dead and need to be removed and replaced with something similar.
4. Ridge Realty Marketing Report – No report.

c. **Special Projects Committee** – No report.

d. **Spec Building Committee** – No report.

e. **Policies and Procedures Committee** – No report.

#### **OLD BUSINESS**

- a. TVA – We previously reported that we were denied the grant for electric distribution. Mrs. Dunlap asked if we were going to be de-brief. Mr. Wilson responded that we received an email that the IDB would be receiving a phone call to schedule a debriefing. Mr. Osucha asked when we can apply again. Mr. Wilson answered that we will have the opportunity to reapply next spring. Mr. Osucha suggested that we use the money we have to go ahead with the power distribution. Suggestion was also made to invite Jack Suggs to the next meeting and see if the costs are feasible for the IDB to move forward on the power at Horizon Area 5.

#### **NEW BUSINESS**

- a. July Work Session – to discuss the 2 vendors for assisting the IDB to create and assist with maintaining a website for the IDB. Proposed date is for July 21 directly after the scheduled Finance Committee meeting. This will give ample time for the vendors to present their proposal to Board and answer any questions. A special Call Meeting will have to be scheduled directly after for vote.

After a consensus from the Board, there will be a Work Session and Call Meeting to be held directly after the Finance Committee meeting on July 21, 2014.

#### **ADJOURN**

Mr. Trapp made a motion to adjourn the meeting. Mr. Osucha second the motion. The motion carried unanimously.

The meeting adjourned at 4:36 p.m.

APPROVED BY THE INDUSTRIAL DEVELOPMENT BOARD  
July 7, 2014

A handwritten signature in black ink, appearing to read "Chris Johnson, Chairman". The signature is written in a cursive style with a large, looping initial "C".

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Chris Johnson  
Secretary/Treasurer