

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

**August 1, 2022**

A regular meeting of the Industrial Development Board of the City of Oak Ridge, Tennessee, convened at 4:00 p.m. on August 1, 2022 in the Courtroom of the Municipal Building. David Wilson, Chairman, declared there to be a quorum and called the meeting to order.

**ROLL CALL**

The following members were present: Richard Chinn, Adam Vann, Sasha Benjamin, Harold Trapp, David Wilson, Tim Stallings, and J.R. Hertwig

The following members were absent: Sean Gleason, and Roger Petrie

Also present were: Doug Colclasure, Oak Ridge Citizen; Tammy Dunn, City of Oak Ridge; and Samantha Royster, Executive Assistant to the IDB

**APPROVAL OF THE AGENDA**

Mr. Wilson asked that the Agenda be amended to delete item b. Resolution to Negotiate Lot 5, Horizon Center under Old Business.

Mr. Trapp made a motion to approve the agenda as amended. Ms. Benjamin seconded the motion. The motion carried unanimously.

**APPROVAL OF THE MINUTES**

Mr. Trapp made a motion to approve the minutes of the regular meeting held July 5, 2022 as presented. Mr. Hertwig seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

Ms. Benjamin presented the financial report for July 2022. The report will be placed on file.

Mr. Vann made a motion to accept the financial reports as given. Mr. Trapp seconded the motion. The motion carried unanimously.

**PROSPECT ACTIVITY REPORT**

Ms. Michaels asked that Mr. Wilson report that all projects from her report last month are active and that she has met with another developer on the possibility of a spec building.

**ATTORNEY REPORT**

No Report

**EXECUTIVE ASSISTANT REPORT**

Ms. Royster included a written report with the August 2022 board packet detailing the management support services she provided to and on behalf of the IDB during July 2022. The report was accepted.

**COMMITTEE REPORTS**

- a. Finance Committee – No Report
- b. Land Use Committee – No Report
- c. Special Projects Committee – No Report
- d. Spec Building Committee – No Report

- e. Policies and Procedures Committee – No Report
- f. Marketing Committee – No Report. However, Mr. Hertwig noted that the security certificate for the IDB website has expired. Ms. Royster will check on this item.

**OLD BUSINESS**

- a. Mr. Wilson reminded the Board that it approved an easement for a new 12" water and sewer line at Heritage Center in February 2020 with an anticipated completion time of one year. The Board approved a one-year extension in February 2021 due to COVID-19 and weather conditions and another six-month extension in February of this year. DOE has not completed the Project and is requesting another extension until July 31, 2023.

Mr. Chinn made a motion to extend the DOE Temporary Construction Easement effective August 1, 2022 and ending July 31, 2023 (See Exhibit A). Mr. Trapp seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

None

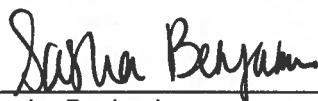
**ADJOURN**

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

The meeting adjourned 4:14 P.M.

APPROVED BY THE INDUSTRIAL DEVELOPMENT BOARD

September 6, 2022



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Sasha Benjamin,  
Secretary/Treasurer

Exhibit A

**SUPPLEMENTAL AGREEMENT OF INGRANT**

Supplemental Agreement No. 3 Effective Date July 12, 2022

Type of Grant Easement Grant Number REORDOER-6-20-0304

Grantor Industrial Development Board  
Of Oak Ridge Grantee U.S. Department of Energy

Project East Tennessee Technology Park Purpose Term Extension

The above numbered Ingrant Easement is modified in the following respects:

1. Condition No. 1 – Term/Termination Rights is amended to read as follows:

“This Temporary Construction Easement, for the Premises, shall be effective February 1, 2020 and shall end July 31, 2022. This temporary construction easement may be terminated by the Grantor or Grantee with a 30-day notice for failure, neglect, or refusal to fully and promptly comply with any and all of the conditions of this temporary construction easement.

By execution of this Supplemental Agreement No. 3, the term of this License has been extended for a period of one (1) year beginning August 1, 2022 through July 31, 2023 unless terminated by either of the parties not less than thirty (30) days prior written notice given to the other; provided, however, that the Grantor may not terminate this License without the Grantee’s approval.”

The above terms and conditions are acknowledged and agreed upon as indicated by the signatures affixed below:

GRANTOR: Industrial Development Board  
Of Oak Ridge

GRANTEE: U.S. Department of Energy

By: \_\_\_\_\_  
David Wilson

By: \_\_\_\_\_  
Joey Harmon

Title: Chairman

Title: Real Estate Contracting Officer

Date: \_\_\_\_\_

Date: \_\_\_\_\_