

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

**December 1, 2014**

A regular meeting of the Industrial Development Board of the City of Oak Ridge, Tennessee, convened at 4:00 p.m. on December 1, 2014 in the Training Room of the Municipal Building. David Wilson; Chairman, called the meeting to order.

**ROLL CALL**

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

The following members were absent: Richard Chinn and Buzz Patrick.

Also present were: Doug Colclasure, Citizen of Oak Ridge; Dale Isabell, Auditor; Randy Jenkins, RRP, LLC; Ronnie Asher, Ridge Realty; Ken Krushenski, Oak Ridge City Attorney; Parker Hardy, President, Chamber of Commerce; Ray Evans, City of Oak Ridge; and Jennifer Johnson, Executive Administrative Assistant to the IDB.

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF THE MINUTES**

November 3, 2014 – Mr. Mason made a motion to approve November 3, 2014 meeting minutes. Mrs. Dunlap second the motion. The motion carried unanimously.

**TREASURER'S REPORT**

Mr. Johnson reported very few transactions during the month. Payments were for landscaping, IDB support and final payment to Mr. Isabell for audit services. Balance sheet agrees with the income statement. Earlier this month, Mr. Wilson and Mr. Johnson followed through in the Board's support to enter into a new CD, which is listed on the balance sheet. The previous balance was \$33,000. The balance now is \$50,000.

Mrs. Dunlap made a motion to accept the financial reports given. Mr. Osucha seconded the motion. The motion carried unanimously.

**PROSPECT ACTIVITY REPORT**

Mr. Hardy reported very little new activity regarding retail and commercial interests. He stated that prospect activity tends to slow down a lot during the last couple months of the year. Mr. Hardy reported dealing with well in excess of 40+ retail/commercial prospects and development prospects over the last 12 months and things are poised to see a lot of these move in 2015, as the small shop space at the Wescott Center opens up at the tail end of this year into early 2015. Also, as the 15,000 sq. ft. building in the vicinity of goes up, the center next to the Nissan Dealership goes up and the Main Street Oak Ridge Project to get wrapped up so demolition can begin. There are over 20 retail/restaurants that Mr. Hardy is aware of that are likely to go in.

Mrs. Dunlap asked Mr. Hardy if he knows what Kroger plans to do with the old Unitarian Church property. He responded that it will be developed out. It is part of the 5 outparcels that's associated with that project.

Ray Evans reported he has received the letters of approval from the State for the extension of the TIF for the Main Street Oak Ridge project. Mr. Wilson asked Mr. Evans if there was anything else the City needs to do to now. Mr. Evans responded that we would have to wait for the successful negotiations with the lenders to move forward.

### **ATTORNEY REPORT**

Mr. Krushenski reported that there is no legal activity to report. He asked Ms. Johnson to check into the PILOT compliance letters after the first of the year.

### **COMMITTEE REPORTS**

- a. Finance Committee – Mr. Johnson introduced Mr. Isabell to give the Board an overview of the audit he performed. Mr. Isabell reported there were no audit findings but did suggest the Finance Committee adopt a budget policy.
- b. Land Use Committee –
  1. Exercise Option III – Mr. Osucha made a motion to approve to exercise Option III - Diversified Landscaping for the period of 1/1/2015 – 12/31/2015. Mrs. Dunlap seconded the motion. After some discussion, Mr. Mason made a motion to amend to cap the amount of Option III at \$2400.00 a month. Mrs. Dunlap second the motion. Motion carried unanimously.
  2. Ridge Realty Marketing Report – Mr. Asher reported there is one active prospect looking at the lot in Bethel Valley. They are have a meeting on 12/5.
- c. Special Projects Committee – Mr. Mason deferred to Ms. Johnson for an overlook at the new IDB website. Ms. Johnson reported the website (ORIDB.net) is now live and presented by projector the recent changes made to the website, even though some pages are still in developmental stages. Ms. Johnson is working on gathering information for the individual lots at Bethel Valley and Horizon Industrial Park for the Properties page.
- d. Spec Building Committee – No report.
- e. Policies and Procedures Committee – No Report.

### **OLD BUSINESS**

No report.

### **NEW BUSINESS**

Extension of Right of First Refusal – Randy Jenkins with RRP, LLC has requested approval for the extension of Right of First Refusal for the 10 acre lot at Horizon Center. Mr. Osucha made a motion to revise the request from 45 day notification back to a 10 day notification on the request to buy the property. Mrs. Dunlap seconded the motion. After discussion, motion carried unanimously.

### **ADJOURN**

Mr. Mason made a motion to adjourn the meeting. Mrs. Dunlap second the motion. The motion carried unanimously.

The meeting adjourned at 4:57 p.m.

APPROVED BY THE INDUSTRIAL DEVELOPMENT BOARD

January 5, 2014

A handwritten signature in black ink, appearing to read "Chris Johnson", written over a horizontal line.

Chris Johnson

Secretary/Treasurer