

INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE
MINUTES

DATE: April 4, 2011

TIME: 4:00 pm

PLACE: Municipal Building Training Room

PRESENT: Board Members: Richard Chinn, Louise Dunlap, Chris Johnson, David Mason, Hal Osucha, Harold Trapp, David Wilson
Executive Director: Kim Denton

ABSENT: William Biloski, Buzz Patrick

ALSO PRESENT: Susan Fallon, City Staff; Cindy Franklin, City Staff; Ken Krushenski, City Attorney; Jack Suggs, City Staff; Nikki Bradley, ORUD; Eugene Lackey, Lackey and Associates; Keith Craft and Andrew Clark, BWSC; Doug Janney, CH2MHill; John Huotari, Oak Ridger; Kathy Barber, OREP; Bob Fowler, Knox-News; Parker Hardy, Chamber of Commerce; Sam Tate, NAI

Mr. Wilson called the meeting to order at 4:00 p.m.

Approval of Agenda

Mr. Mason made a motion to approve the agenda as submitted. Ms. Dunlap seconded the motion. Motion carried with all in favor.

Mr. Wilson announced that Mr. Patrick was selected as the new Anderson County Commissioner.

Approval of Minutes

Mr. Johnson made a motion to approve the minutes of the regular meeting held March 7, 2011. Mr. Trapp seconded the motion. Motion carried with all in favor.

Treasurer's Report

Mr. Trapp reported the total balance of all accounts is \$1,582,557.97 with \$670,142.28 in CD's, \$500,000 in Money Market accounts, and \$412,415.69 in the checking account. Ms. Dunlap made a motion to accept the treasurer's report as submitted. Mr. Johnson seconded the motion. Motion carried with all in favor.

Prospect Activity (Executive Director) Report

1. Prospect Update

Ms. Denton reported that activity was not as robust as it they would like it to be. The Partnership is working with several projects that have been on the books for a while, as well as some existing companies looking at expansion and retention. The top three of those companies are very large in scope.

2. FastTrack Infrastructure Development Program (FIDP) Grant Update

Ms. Denton reported that the East Tennessee Development District has not scheduled a grants and loans meeting this year due to the change in administration. The grant will be formally approved at the meeting once it is held.

3. BWSC Sewer Design Update

Andrew Clark, BWSC, reported that they are wrapping up the electric design and the next step will be to submit it to the City for the final review with approval anticipated by the end of the week. The project is back on schedule.

4. Infrastructure Delineation Project Update

Doug Janney distributed copies and delivered a Power Point presentation he prepared to show all current infrastructure and current capacities at Horizon Center. All utilities, with the exception of electric, are sufficient for growth in the remaining sections of the park. An additional 10MW of electric power is currently being pursued for the front areas of the park, as well as 30MW for the back areas. A brief discussion was held.

5. Mowing/Landscape Services Contract Update

Ms. Denton reported that the draft RFP is complete with plans to be released on April 7. Mr. Chinn recommended an 18-month contract with four one-year options beginning July 2011 and ending December 2016. Ms. Dunlap made a motion to accept Mr. Chinn's recommendation. Mr. Trapp seconded the motion. Motion carried with all in favor.

Mr. Chinn recommended an annual budget for mowing/landscape services on an as needed basis at a fixed price. Mr. Trapp made a motion to accept Mr. Chinn's recommendation. Mr. Osucha seconded the motion. Motion carried with all in favor.

Attorney's Report

1. Restoration Services, Inc. Land Purchase Update

Mr. Krushenski reported that Jim Normand is waiting on the commitment from the state grant before scheduling a closing on the property.

2. Pellissippi Investors LTD Earnest Money Return Request

Mr. Krushenski reported that Pellissippi Investors LTD is unable to complete the agreement to purchase Lot 30BZ-1 Bethel Valley Industrial Park and is requesting a return of \$5,000 in earnest money. Mr. Osucha made a motion to return the \$5,000 in earnest money. Mr. Chinn seconded the motion. Motion carried with all in favor.

3. Approved PILOT Applications MOU Status

Mr. Krushenski reported that the MOUs were sent out to the respective businesses. The MOU for OR Tool and Engineering was signed and forwarded to ATC Nuclear. The MOU for Omega Consultants was sent to Mr. Patrick and he will be contacted regarding the status upon his return.

Committee Reports

Finance

Mr. Trapp reported that the Finance Committee will schedule a meeting to determine where to invest the money expected from CD's maturing during April.

Land Use

1. Development Area #6 Land Clearing Project Status

Mr. Osucha reported that on March 8, 2011, the BZA approved controlled burning if needed as a method to clear the property. A representative from Iron Wolf demonstrated a unique way to clear the land; however, TWRA has stipulated if trees are cut between April 15 and September 15, then a new review process to monitor for bat habitats would have to take place at a cost of

\$50,000 and take 3-4 months to complete. Mr. Osucha stated that Mr. Biloski wants to recommend that a contract be put in place for land clearing to begin on September 16, 2011.

2. Spec Building Project – Old/New

Mr. Osucha reported that the IDB's share of the sale of the large spec building was \$8,000.

3. Power Supply to Horizon Center Update

Jack Suggs reported that 2MW of existing electric could be used at the park for non-manufacturing companies and spoke to the board about the options for future electric capacity. The current two options would cost approximately \$710,000 each and potentially could be partially funded through the FastTrack Infrastructure Development Program if a "bird in hand" prospect was interested in the property. A lengthy discussion was held.

Special Projects Committee

No report.

Old Business

PILOT Annual Report Status

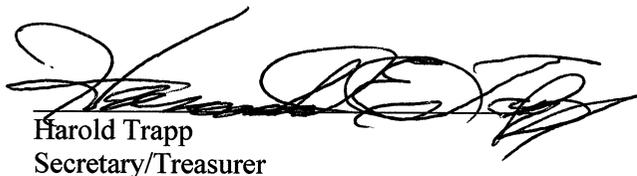
Ms. Fallon reported that eight out of nine reports have been received.

New Business

No new business.

Adjournment

Mr. Wilson made a motion to adjourn the meeting. Mr. Trapp seconded the motion. Motion carried and the meeting adjourned at 5:25 pm.



Harold Trapp
Secretary/Treasurer