

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

**December 2, 2013**

A regular meeting of the Industrial Development Board of the City of Oak Ridge, Tennessee, convened at 4:00 p.m. on December 2, 2013 in the Training Room of the Municipal Building. David Wilson, Chairman, call the meeting to order.

**ROLL CALL**

The following members were present: Richard Chinn, Louise Dunlap, Melissa Freiderich, Chris Johnson, David Mason, Hal Osucha, Harold Trapp, and David Wilson.

Also present were Doug Colclasure, Citizen of Oak Ridge, Steve Jones and Kathryn Baldwin, City of Oak Ridge, Ronnie Asher, Ridge Realty, Dale Isabel, CPA, Mark Mamantov and Jay Moneyhun, Bass, Berry and Sims PLC, Jeff Bohanan, Protomet, and Parker Hardy, Oak Ridge Chamber of Commerce.

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF THE MINUTES**

Meeting minutes for the November 4, 2013 will be provided at next meeting on January 6, 2014.

**TREASURER'S REPORT**

Mr. Trapp reported the current balance in the checking account as of December 2, 2013 is \$225,342.75. Includes the payment of audit and landscaping fee.

Dale Isabell reported the Annual Audit report is completed. All monies have been accounted for and the state has been notified of this audit. There were no findings that need corrective action.

Mr. Osucha made the motion to approve the treasurer's report and Ms. Dunlap seconded the motion. The motion carried unanimously.

Mr. Wilson discussed that Mr. Trapp mentioned that Ms. Cook would offer her services for accounting the last 5 months. For \$500 a month at \$100 per month.

Mr. Mason made the motion to approve the payment for accounting services by Ms. Cook until the end of year. Mr. Trapp seconded the motion.

Mr. Mason asked if there was a plan to have the accounting done in 2014. Mr. Wilson answered there is not a firm plan in place. Mr. Trapp will check and see if Ms. Cook will do the accounting for 2014 and what her fee will be. Mr. Trapp will report in January.

### **PROSPECT ACTIVITY REPORT**

Mr. Hardy reported that all local approvals that need to occur for the Tax Incremental Financing have taken place for the Redevelopment of the Oak Ridge Mall. Anderson County Commission voted unanimously to approve the economic tax plan associated with the TIF. Approval is in process from the State of Tennessee, the Commission of Economic Community Development and the State Comptroller.

Mr. Hardy discussed that there is significant prospect interest at the Wescott Center. Currently working with approximately 25 retail, restaurant or residential development prospects. Also, examining proposals for updated demographic and market analysis.

Mr. Jones added that activity in Oak Ridge from an industrial perspective has increased. There have been four more prospects looking at property. Some have shown interest in Spec buildings.

### **ATTORNEY REPORT**

Mr. Wilson reported that both Protomet lease and resolution were ready to send to the City of Oak Ridge.

Jeff Bohanan (Protomet) and Mark Mamantov (Bond Attorney) discussed clarifying the terms of the 5 year lease on equipment. The abatement terms will not exceed 2022. Mr. Mamantov will make the corrections and the lease will be sent to City Council to approve.

Ms. Dunlap made the motion to approve the resolution presented with the amended changes and to give the Chairman authority to execute the amended resolution. Mr. Osucha seconded the motion. The motion carried unanimously.

### **COMMITTEE REPORTS**

- a. Finance Committee – No Report.
- b. Land Use Committee – Mr. Osucha reported the flower bulbs have been planted at Horizon Center.
  1. Ridge Realty Marketing report – No report for Bethel Valley. Mr. Asher reported that clients pull backed and went to Knox.
- c. Special Projects Committee – No report.

- d. Spec Building Committee – No report.
- e. Policies and Procedures Committee – No report.

**Old Business**

- a. Wilson reported that he, Mr. Hardy, Mr. Suggs, and Mr. Jones had a telephone conversation concerning the TVA InvestPrep application for \$300,000.00 to upgrade electrical service at Horizon Park. Oak Ridge was not selected, with the explanation being that they felt that Horizon Park was not far enough along. Meaning that, if we had a building in place ready to go, we may have been considered.

**New Business**

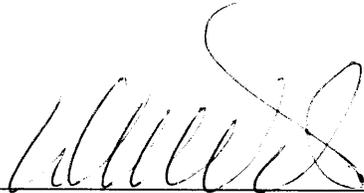
Mr. Wilson announced that election of officers will be held at the January meeting.

**ADJOURN**

The meeting adjourned at 5:05 p.m.

APPROVED BY THE INDUSTRIAL DEVELOPMENT BOARD

January 6, 2013



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Harold Trapp  
Secretary/Treasurer