

INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE
MINUTES

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DATE: December 6, 2011

TIME: 4:00 pm

PLACE: Joyce Conference Room, Oak Ridge Chamber of Commerce

PRESENT: Board Members: William Biloski, Richard Chinn, Chris Johnson, David Mason, Hal Osucha, Buzz Patrick, Harold Trapp, David Wilson
Executive Director: Kim Denton

ABSENT: Louise Dunlap

ALSO PRESENT: Elisabeth Brown, Oak Ridge Economic Partnership; Parker Hardy, Oak Ridge Chamber of Commerce; Eugene Lackey, Lackey & Assoc.; Delores Kuhaida, OR citizen; Jerry Creasey, OR citizen; Trina Baughn, OR citizen; Nikki Bradley, ORUD; Larry Lewis, OR citizen; Lowell Strunk, BWSC; Whitey Hitchcock, Anderson Co. Commissioner; Bryan Mills, ACHW; Kerry Trammell, NHC; Ray Evans, OR citizen; Anne Garcia Garland, OR City Council; Sam Tate, NAI; Beverly Majors, The Oak Ridger; Jim Campbell, ETEC; Ellen Smith, OR City Council; Mark Watson, COR; Walter Wise, developer; Nina Wise, developer; Terry Wheeler, developer; Jackie Parkland, OR citizen; Kathy Barber, Oak Ridge Economic Partnership; Joseph Lee, OR citizen; Mark Mamantov, Bass Berry & Sims; Joe Lee, OR citizen; Richard Lorenz, OR citizen.

Mr. Biloski called the meeting to order at 4:01 p.m.

Approval of Agenda

Mr. Biloski made a motion to modify the Agenda allowing the Public Hearing under "Old Business" to be moved to the top of the Agenda. Mr. Patrick seconded the motion. Motion carried with all in favor. Mr. Osucha made a motion to approve the Agenda as modified. Mr. Patrick seconded the motion. Motion carried with all in favor.

Public Hearing Regarding the South Illinois Avenue Economic Impact Plan (TIF)

Mr. Biloski called the Public Hearing regarding the South Illinois Avenue Economic Impact Plan (TIF) to order. The purpose of the public hearing was to obtain public input on the proposed economic impact plan that will be submitted to the Oak Ridge City Council and the Anderson County Commission. Notice of this Public Hearing was published in the local newspaper and a map of the proposed economic impact map has been on display in the lobby of the Oak Ridge Chamber of Commerce.

Mr. Steve Jenkins, Finance Director of the City of Oak Ridge, and Mr. Parker Hardy, President of the Oak Ridge Chamber of Commerce, presented a synopsis of the project and its anticipated impact on the City of Oak Ridge, financially and otherwise. A copy of their power point presentation was included in the IDB Meeting Packet.

Mr. Walter Wise, developer of the Woodland Town Center project, addressed the IDB and those present regarding the proposed project. Mr. Wise also answered questions posed by IDB members.

Floor was then opened for public comments. Anne Garcia Garland, Ellen Smith, Trina Baughn, Joe Lee and Ray Evans all spoke in favor of the project. Richard Lorenz spoke against the project. No additional public comments were made.

Mr. Biloski then closed the public comment portion of the hearing. Mr. Patrick moved to approve Resolution 12-5-11 "A Resolution of the Industrial Development Board of the City of Oak Ridge and Anderson County, Tennessee Approving an Economic Impact Plan for the South Illinois Avenue Economic Development Area and Authorizing the Submission of Such Plan to the City of Oak Ridge and Anderson County, Tennessee." Mr. Johnson seconded the motion. Motion carried with all in favor.

The public hearing concluded at 4:53 p.m.

Approval of Minutes

Mr. Mason made a motion to approve the minutes of the regular meeting held November 7, 2011. Mr. Patrick seconded the motion. Motion carried with all in favor. Mr. Chinn made a motion to approve the minutes of the specially called meeting held November 18, 2011. Mr. Trapp seconded the motion. Motion carried with all in favor.

Treasurer's Report

Mr. Trapp reported the October Financial Report. Mr. Trapp reported the checking account balance is approximately \$230,266. He also reported he had a conversation with Ms. Cook, per the Board's request, about noting liabilities and accounts receivables on future financial reports. Ms. Cook indicated she could not book expenses until the money had been spent. The anticipated reimbursements from the State for the FastTrack Grant were also discussed. Mr. Patrick made the motion to accept the Treasurer's Report as presented. Mr. Mason seconded the motion. Motion carried with all in favor.

Prospect Activity (Executive Director) Report

Ms. Denton reported that prospect activity continues to be slow. She reported that focus is currently on working existing industry opportunities. The Partnership and Innovation Valley exhibited at the ETEBA conference last month and contact was made with all exhibitors. She concluded by saying that Jesse Smith with Innovation Valley is currently attending a national carbon fiber conference that has the potential to generate significant project leads.

FastTrack Grant Updates

As previously discussed, 3 payment requests have been submitted. None have yet been received.

Sewer Line Update

Mr. Strunk reported the force/main line is approximately 60% complete. He also reported 5 of 7 man holes have been set. Mr. Strunk reported the project has been slow thus far but now the project is far enough along that multiple components will be able to be worked on at the same time. Mr. Strunk mentioned that a change order likely will be coming, due to having to change and take out a manhole.

Land Clearing Update

Mr. Strunk reported that he estimates the land clearing is 50% complete. A recent complaint was made to TDEC regarding recent heavy rain causing water to go over the silt fence in spots. TDEC came out to inspect the project and issued the contractor 4 minor citations. Mr. Strunk does not anticipate these citations will have any major effect on the project.

IDB/OREP Board Work Session Follow-Up

Ms. Denton reported that the OREP board is still working through their response to the IDB's letter of suggestions for alternative compensation. She hopes to present OREP's letter to the board in January.

Attorney's Report

1. IDB TIF Policy Submission for City Council Approval

Mr. Krushenski reported the IDB TIF Policy will be submitted to City Council for approval. He does not anticipate any issues with the policy being reauthorized.

2. ATC Nuclear/Omega Consultants PILOT Lease Documents

Mr. Mamantov presented PILOT lease documents for both ATC Nuclear and Omega Consulting and discussed execution of these documents. Mr. Johnson made a motion to approve both Resolutions relating to the PILOT lease documents for ATC Nuclear and Omega Consultants, giving the City Attorney authorization to amend documents as necessary without substantially changing the terms of the contract. Mr. Wilson seconded. Motion carried with all in favor except for Mr. Patrick, who absconded with cause.

3. HJN Properties CAM Lien Fee

Mr. Krushenski reported he had a telephone conversation with HJN's attorney just prior to this meeting and the check for HJN's outstanding CAM fees should be immediately forthcoming.

4. Appalachian Underwriters Grant Agreement

Mr. Krushenski is working on draft documents regarding the agreement with Appalachian Underwriters. He will send the documents to Mr. Biloski for review once they are completed.

Committee Reports

1. Finance Committee

No report.

2. Land Use Committee

a. Horizon Center Electrical Infrastructure Update

Mr. Biloski reported DOE did a Flood Plain Involvement Notice and Statement of Finding that included public input and comments. They are currently reviewing comments and will issue a report on those.

b. Horizon Center CAM Fees Update

Previously covered under Attorney's Report.

c. Horizon Center Entrance Work

Mr. Osucha gave an update on the Horizon Center Entrance work reporting that construction is under way. The eastern entrance remains closed. Regarding the "for sale by owner signs" discussed

at an earlier meeting, they were deemed cost prohibitive. That project has been put on hold pending the renewal of the NAI agreement.

3. Special Projects Committee

a. Horizon Center NAI Proposal

Mr. Mason presented the amended NAI proposal for marketing of Horizon Center. NAI has agreed to the terms the IDB requested.

4. Spec Building Committee

No report.

Old Business

South Illinois Avenue Economic Impact Plan (TIF)

Moved up on the agenda. See above.

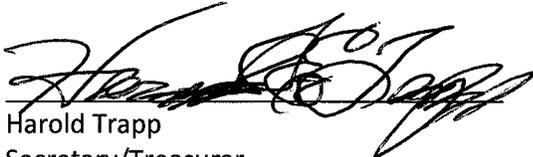
New Business

Process for Awarding Future Grants

Mr. Patrick made a motion to task the Special Projects Committee to develop a process for awarding grants. Mr. Mason seconded. Motion carried with all in favor.

Adjournment

Mr. Mason made a motion to adjourn the meeting. Mr. Osucha seconded the motion. Motion carried and the meeting adjourned at 5:54 pm.


Harold Trapp
Secretary/Treasurer