

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

January 7, 2013

A regular meeting of the Industrial Development Board of the City Oak Ridge, Tennessee, convened at 4:00 p.m. on January 7, 2013 in the Training Room of the Municipal Building. David Wilson, Vice-Chairman, called the meeting to order.

ROLL CALL

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

Also present were Kathy Barber, Oak Ridge Economic Partnership; Kim Denton, Oak Ridge Economic Partnership; Kenneth R. Krushenski, City Attorney; and Sandy Sexton, Executive Administrative Assistant; Mark Watson, City Manager and Jack Suggs, Electrical Director. Ron Asher, Ridge Realty was absent.

APPROVAL OF AGENDA

Mr. Trapp made a motion to approve the agenda and Mr. Patrick seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Mason made a motion to approve the minutes of the regular meeting held December 3, 2012. Ms. Dunlap seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Mr. Trapp reported the current balance as of December 31, 2012 is \$294,207.13. Mr. Mason made a motion to approve the Treasurer's Report and Mr. Chinn seconded the motion. The motion carried unanimously.

PROSPECT ACTIVITY REPORT

- a. Prospect Update – Ms. Denton stated that there hasn't been a lot of activity over the holidays. But in mid-December there was some activity. She stated they were working on a flyer that would be sent out this Friday.

ATTORNEY'S REPORT

Mr. Krushenski introduced several quests present in regards to NuSAFE PILOT Dissolution. Mr. G. Mark Mamantov, Esquire Bass, Berry & Sims, PLC; Mr. Steve Heiner, NuSAFE; Mr. David Flitcroft, Attorney for NuSAFE; and Mr. Jay Yeager, Anderson County Tax Lawyer.

Mr. Steve Heiner, NuSAFE, stated that they would like to ask the board to forbear from exercising its remedies under the Equipment Lease and the Real Property Lease as a result of such defaults until March 1, 2013. Mr. Mason made a motion to approve the extension. Mr. Trapp seconded the motion. The motion carried unanimously.

COMMITTEE REPORTS

a. Finance Committee – no report

b. Land Use Committee

1. Horizon Center Landscaping/Sprinkler Committee Report – Mr. Osucha stated all the work at Horizon is complete. He stated there was a budget of \$25,000 for this project but we went over budget of \$345.

Diversified Landscaping Agreement - Mr. Osucha made a motion to renew the contract with Diversified Landscaping beginning January 1, 2013 through December 31, 2013. Mr. Mason seconded the motion. The motion carried unanimously.

2. Horizon Center Electrical Enhancement – Mr. Watson, City Manager debriefed the board on Economic Development and how Horizon Center is going to develop. Mr. Watson stated that as a city, we have some important decisions to make as a community. Mr. Watson stated that today we don't have the utility access we need at Horizon Center for future development. If we don't have access to the easements we can't supply electricity to that area. We have worked with DOE for possible permitting to access easements. Whether it's a 13kv line or 69kv line everyone will be affected. After a brief discussion, he turned the discussion over to Mr. Suggs, the city's Electrical Director. Mr. Suggs distributed a map which showed some figures of estimated costs of additional power for Horizon Center. He stated that Horizon Center was originally developed with the capacity of 10 MW of power. He also discussed the capacity and future at Horizon Center. After a lengthy discussion, Mr. Patrick made a motion to table the discussion. Mr. Mason seconded the motion. The motion carried unanimously.
3. Babcock Services Update/Wetland Study– Ms. Barber stated they were no new updates. We are still waiting on the executed contract to be returned to us.

Ms. Barber also stated the Wetland Study determination was done on area 5 and there was a small area, but shouldn't be any problem. Area 6 Wetland determination should be completed this week.

4. NAI Marketing Report – Mr. Sam Tate stated that he sent out a flyer to 340 suppliers, contractors, vendors for UPF project.
5. Ridge Realty Marketing Report – No report

c. Special Projects Committee - No report.

d. Spec Building Committee – No report.

OLD BUSINESS

- a. State of Tennessee Certified Sites Program - Ms. Barber stated that the ground work has been completed on Phase 1, area 5, 6, and 7 and they should be finalizing the report which should be available next week.

1. Boring/Engineering Contract – Mr. Evans discussed the solicitation proposals for a Boundary Survey which contained the Select Tennessee criterion. Mr. Evans stated that we notified three (3) well qualified firms and he asked for separate reports for each lot 5 and 6. S&ME has the lowest quote of the three. The maximum cost would be \$10,500. Ms. Barber discussed the requirements from TVA. Mr. Patrick made a motion to approve the contract with S&ME for Lot 6 for \$6,500. Mr. Osucha seconded the motion. The motion carried unanimously.

NEW BUSINESS

Elections

The following members were elected officers of the board:

Mr. Mason made a motion to elect David Wilson as Chair, Mr. Chinn seconded the motion. The motion was carried unanimously.

Mr. Chinn made a motion to elect Mr. Patrick for Vice Chair. The motion failed due to not receiving a second.

Mr. Mason made a motion to elect Mr. Osucha after a voice vote Mr. Osucha was elected as Vice Chair.

Mr. Wilson made a motion to re-elect Mr. Harold Trapp as Treasurer. Mr. Osucha seconded the motion. The motion was carried unanimously.

Alexander Senior Living, LLC

Mr. Krushenski stated that a presentation was being presented by Mr. Mamantov for the Alexander Senior Living. Mr. Mamantov stated he made some minor changes to the Lease Agreement. Once the board has an opportunity to view the agreement a special meeting will be scheduled to approve the Lease Agreement.

ADJOURN

Mr. Osucha made a motion to adjourn the meeting. Mr. Trapp seconded the motion. The Motion carried unanimously and the meeting adjourned at 5:40 pm.

APPROVED BY INDUSTRIAL DEVELOPMENT BOARD

February 4, 2013


Harold Trapp