

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

July 1, 2013

A regular meeting of the Industrial Development Board of the City Oak Ridge, Tennessee, convened at 4:00 p.m. on July 1, 2013 in the Training Room of the Municipal Building. David Wilson, Chairman, called the meeting to order.

ROLL CALL

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

Also present were Parker Hardy, President, Chamber of Commerce; Steve Jones, Ray Evans and Mark Watson, City of Oak Ridge and Sandy Sexton, Executive Administrative Assistant. Kenneth R. Krushenski, City Attorney, was absent.

APPROVAL OF AGENDA

Ms. Dunlap made a motion to approve the agenda. Mr. Osucha seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Ms. Dunlap made a motion to approve June 3, 2013 minutes. Mr. Osucha seconded the motion. The motion carried unanimously.

Ms. Dunlap made a motion to approve June 11, 2013 minutes. Mr. Osucha seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Mr. Wilson stated that in Mr. Trapp's absence he received the following information on the account. He reported the current balance in the checking account as of July 1, 2013 is \$247,473.17. Ms. Dunlap made a motion to approve the treasurer's report and Mr. Johnson seconded the motion. The motion carried unanimously.

PROSPECT ACTIVITY REPORT

Prospect Update – Mr. Hardy stated he has been very busy working on the transition with Mr. Steve Jones and Mr. Ray Evans. He reported that Mr. Jones and Mr. Evans would be working on the Economic Development. Mr. Jones stated that there has not been a lot of activity, but the outlook looks good.

Pre-Application – Mr. Hardy reported that the TVA pre-application was completed and submitted on time. He stated the board should have an answer by July 3, 2013.

Data Center Site – Mr. Hardy reported that he attended a workshop marketing TVA site in Nashville. He stated TVA was ahead of the curve for preparing for a data center.

ATTORNEY'S REPORT

Alexander Inn Update - Mr. Wilson reported in Mr. Krushenski's absence that there was no update on the Alexander Senior Living, LLC. He did state that they have not closed on the PILOT Program.

RSI – Mr. Wilson stated they closed on the land at Horizon Park however no construction has begun and we asked they supply us with a written progress report of the property.

COMMITTEE REPORTS

- a. Finance Committee – No report
- b. Land Use Committee – No report
 1. Ridge Realty Marketing Report - Mr. Asher stated he would discuss this under the Contract to Purchase Lot in Bethel Valley
 2. Special Projects Committee – No report.
- c. Spec Building Committee – No report.

NEW BUSINESS.

1. Contract to Purchase Lot in Bethel Valley – Mr. Asher reported that Mr. Chambers is interested in purchasing Lot 30, BZ-1, located on Clarence Larsen Drive. He asked for the members of the board to consider Mr. Chambers offer. Mr. Asher stated Mr. Chambers plans to construct a building that would provide space for two or three small businesses. After a brief deliberation, Mr. Osucha made a motion to counter offer and recommend to Council to not waive the covenants 7-9. The motion did not receive a second, therefore motion failed. After a brief deliberation Mr. Wilson stated the City Council has the final say-so on waiving covenants on the park property. Mr. Johnson made a motion to accept the proposal and recommend to City Council that no changes to the covenants be made as requested by Mr. Chambers. Ms. Dunlap seconded the motion. The motion carried unanimously.
2. MOU between IDB and Chamber of Commerce – Mr. Wilson stated that he and Mr. Hardy have been discussing a Memorandum of Understanding (MOU). He stated the IDB would have an office there and the Chamber staff would conduct some of the board's day-to-day business. Mr. Wilson stated the board would pay the Chamber \$24,960 a year under the arrangement. He also stated the Chamber would be handling the bookkeeping duties for the IDB. Mr. Chinn stated if the board was sincere about doing industrial recruiting, this is absolutely a no-brainer. He stated "it gets us under one banner." Mr. Osucha made a motion to refer to the city attorney to develop a MOU. Mr. Chinn seconded the motion. The motion carried unanimously.

ADJOURN

The meeting adjourned at 5:05 p.m.

APPROVED BY INDUSTRIAL DEVELOPMENT BOARD

September 3, 2013



Harold Trapp
Secretary/Treasurer