

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

June 3, 2013

A regular meeting of the Industrial Development Board of the City Oak Ridge, Tennessee, convened at 4:00 p.m. on June 3, 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, Melissa Freiderich, Chris Johnson, David Mason, Buzz Patrick, Harold Trapp, and David Wilson. Hal Osucha was absent.

Also present were Kenneth R. Krushenski, City Attorney; Kathy Barber, Oak Ridge Economic Partnership; Kim Denton, Oak Ridge Economic Partnership; Parker Hardy, President, Chamber of Commerce; Steve Jones, Ray Evans and Mark Watson, City of Oak Ridge and Sandy Sexton, Executive Administrative Assistant.

APPROVAL OF AGENDA

Mr. Wilson amended the agenda by adding the following:

- a) Correction under New Business – Changing 3. Election – Chief Manager of Oak Ridge Project, LLC to b.
- b) Adding c. Philotechnics request for storage buildings

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

APPROVAL OF MINUTES – May 6, 2013

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

TREASURER'S REPORT

Mr. Trapp reported the financial report. He reported the current balance in the checking account as of June 3, 2013 is \$253,873.00. Mr. Johnson made a motion to approve the treasurer's report and Ms. Dunlap seconded the motion. The motion carried unanimously.

PROSPECT ACTIVITY REPORT

Prospect Update – Ms. Denton stated she has been very busy. She reported that there would be a groundbreaking ceremony at Protomet on Friday, June 14, 2013 at 9 a.m. Most of the activity has still been on the larger manufacturing side there are several who are interested in the Therogenics Building. Ms. Denton stated that we are still lacking inventory. She mentioned that the Tennessee Tool and Engineering is highlighted in the Tennessee Business Spotlight, which was good press for them and for Oak Ridge.

ATTORNEY'S REPORT

Mr. Krushenski stated that the Alexander Inn closed on the land and the building. They also closed on the construction part on May 24, 2013. It is now listed and owned by the Guest House Alexander Senior Living, LLC.

COMMITTEE REPORTS

- a. Finance Committee – No report
- b. Land Use Committee – No report
 1. Electrical Needs at Horizon Park - Mr. Gary Blanton, City of Oak Ridge, introduced Mr. Jeff Meadow, Canon & Canon, who gave a presentation on the Horizon Center Park on electrical estimates.
 2. Ridge Realty Marketing Report – Mr. Asher stated that they had a prospect who was interested in the Bethel Valley site, but decided to go somewhere else but he didn't know why.
 3. 2 Ridge Listings Agreement – Mr. Wilson stated the Ridge Realty Listing Agreement on the Bethel Valley lots was up for renewal. Mr. Wilson asked Mr. Asher to highlight on the agreement. He stated that the agreement had a break down in commissions. Mr. Asher stated his father served on the IDBV and that he was there to help Oak Ridge and it has been his pleasure to work with the board. The contract date is June 1, 2013 – May 31, 2014. Mr. Mason made a motion to approve the contract. Ms Dunlap seconded the motion. The motion carried unanimously.
- 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 everything has been reviewed and they are waiting on the state to make the final announcement. Ms. Barber stated there were 5 other sites in the first wave of announcement.
- a. Alexander Senior Living, LLC – Mr. Wilson stated he spoke with Mr. Dover, General Manager, who stated they still haven't closed, but they were hoping to get it closed as soon as this week.

NEW BUSINESS.

a. Work Session

1. PILOT Program – Mr. Wilson stated that PILOT needs to be looked at and maybe some changes need to be made.
2. Horizon Center Covenants – Mr. Wilson stated that the covenants needs to be brought up to date for the City of Oak Ridge, and some items may be restricted by DOE and we may not be able to change. He also stated that he would like for the board to come up with a date to discuss the covenants and make appropriate changes.

b. Election – Mr. Trapp made a motion to elect Buzz Patrick as the Chief Manager of Oak Ridge Project, LLC

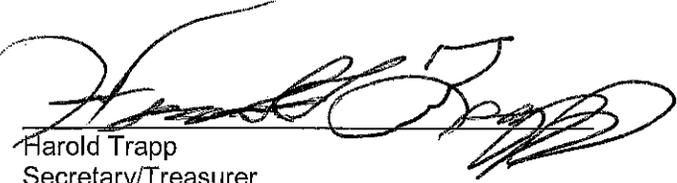
c. Philotechnics Request for Outdoor Storage – Mr. Wilson stated that Philotechnics is requesting a Special Exception in accordance with the Zoning Ordinance in order to allow for outdoor storage provided it is contained within the Sea-Land containers. The Board of Zoning Appeals will review Philotechnics request at the next meeting.

ADJOURN

The meeting adjourned at 5:30 p.m.

APPROVED BY INDUSTRIAL DEVELOPMENT BOARD

July 1, 2013


Harold Trapp
Secretary/Treasurer