

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

**October 7, 2013**

A regular meeting of the Industrial Development Board of the City Oak Ridge, Tennessee, convened at 4:00 p.m. on October 7, 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, David Mason, Hal Osucha, Buzz Patrick, Harold Trapp and David Wilson. Melissa Freiderich was absent.

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

September 3, 2013 - Mr. Mason made a motion to approve July 1, 2013 minutes. Mr. Osucha seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

Mr. Trapp reported the current balance in the checking account as of October 7, 2013 is \$238,969.28. 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 reported the Retail Commercial activity remains about the same a lot driven by the new Kroger center and the potential mall redevelopment. Mr. Hardy stated we are getting a surprisingly amount of restaurant activity. About 40% of all retail projects in the country have been restaurant activity, mostly franchise driven.

Mr. Hardy stated he and Mr. Evans and Mr. Jones attended the Governor's 60<sup>th</sup> Economic Development Conference last week, they were given a sign from the State of Tennessee naming the Horizon Center as a Certified Site. There are only 22 certified sites in Tennessee. A plan is being put in place to market these certified sites.

Mr. Jones stated on the Industrial has been very slow all over the state.

Mr. Wilson stated they still have not heard anything from the TVA Grant.

## **ATTORNEY'S REPORT**

Alexander Inn Update - Mr. Krushenski stated that there was no update on the Alexander Senior Living, LLC. They have not closed on the PILOT. Ms. Baldwin, Community Development Director, stated they issued a demo permit and they are gearing up for site infrastructure improvements.

## **COMMITTEE REPORTS**

### a. Finance Committee

1. Budget 2013-2014 – Mr. Trapp stated there were several changes that needed to be made to the draft report. He also stated the audit services would remain the same for the annual audit. Mr. Johnson thanked the board for their hard work on the budget process. Mr. Oucha made a motion to approve the budget marked draft dated 9/19 making an accounting adjustment of \$2,400.00 vs. \$3,000.00 and adding \$12,000.00 for the Chamber services. Mr. Johnson seconded the motion. The motion carried unanimously.

### b. Land Use Committee

1. Ridge Realty Marketing Report - Mr. Asher reported the prospect he had is on hold. They have leased a warehouse in Knox County due to restrictions that haven't been worked through.

### c. Special Projects Committee –

1. PILOT Reauthorization – Mr. Mason reported they have not met. Mr. Wilson stated the report should be ready by the end of October and present to Council at their November meeting.

### d. Spec Building Committee – No report.

### e. Policies and Procedures Committee – No report

## **OLD BUSINESS**

- a. IDB and Chamber MOU – Mr. Wilson stated the MOU has been sent to all board members and asked for questions. Mr. Osucha asked what the hours of operation going to be were and he asked if they could come in on Saturdays and use the building. He also asked if someone would be there to answer the phone. Mr. Hardy stated the board would remotely have access to the building. Mr. Mason made a motion to approve Mr. Patrick seconded the motion. The motion carried unanimously.

## **NEW BUSINESS**

- a. TIF Policy Changes – Mr. Wilson stated the current TIF policy was not in line with the state's policy therefore it would need to be amended by the board in order to comply. Mr. Mamantov told the board the state's Uniformity in Tax Increment Financing Act of 2012 would give IDB more flexibility. He also stated the uniformity act expands and clarified what TIF can be used for. It's more unique to this project. Mr. Mamantov stated they (Crosland) wanted to move straight to the economic impact plan. He stated there was nothing wrong with the policy but it would allow IDB to have more flexibility.

After a lengthy discussion by the board and Mr. Mark Mamontov, Mr. Patrick made a motion to approve the recommendations as follows in sections 5.1 and 5.4:

\*The Board may agree to amend or reduce any such fee or fees upon the request of an Applicant in connection with the approval of any economic impact plan.

Mr. Mason seconded the motion. The motion carried unanimously.

- b. Avisco Storage Building, Bethel Valley Park – Mr. Scott Ritter with Avisco asked for the board's approval of a proposed storage facility on the company's property. He stated the size of the storage building would be 24 x 40. Mr. Osucha stated the board's site committee has looked at this site and recommends the board's approval. Mr. Patrick made a motion to approve the recommendation. Ms. Dunlap seconded the motion. The motion carried unanimously.
- c. Bethel Valley Building plans, Lot 30-Z-1 – Mr. Chambers showed the building plans to the board and discussed his plans to move forward with the construction of a building. Mr. Osucha stated he felt this project would be an enhancement to the park and made a recommendation for the board to approve. Mr. Mason made a motion to approve Mr. Patrick seconded the motion. The motion carried unanimously.
- d. Set Date for TIF Public Meeting and IDB Special Meeting – Mr. Wilson made a recommendation for the board to schedule a public hearing and special meeting on Thursday, October 24, 2013 at 5 p.m. in the Municipal Building Courtroom. Mr. Patrick made a motion to approve the recommendation Mr. Mason seconded the motion. The motion carried unanimously.

## **ADJOURN**

The meeting adjourned at 4:55 p.m.

APPROVED BY INDUSTRIAL DEVELOPMENT BOARD

November 4, 2013

Harold Trapp  
Secretary/Treasurer

