

**OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD
MINUTES**

DATE: July 6, 2009

TIME: 4:00 pm

PLACE: Municipal Building Training Room

PRESENT: William Biloski, Louise Dunlap, Stephen Grady, Doug Janney, Alan Liby, David Mason, Hal Osucha, Harold Trapp, David Wilson

ABSENT: None

ALSO PRESENT: James O'Connor, City Manager; Ken Krushenski, City Attorney; Susan Fallon, City Staff; Anne Garcia Garland, Councilwoman; Steve Jenkins, Deputy City Manager; Kathryn Baldwin, City Staff; Parker Hardy, Chamber/Partnership; Emily Waddell, ORUD; John Huotari, Oak Ridger; Stan Mitchell, Oak Ridge Observer

Mr. Janney called the meeting to order at 4:00 p.m.

Approval of Agenda

Mr. Trapp made a motion to approve the agenda as submitted. Mr. Wilson seconded the motion. Motion carried.

Approval of Minutes

Mr. Wilson made a motion to approve the minutes of the regular meeting held June 1, 2009, as submitted. Ms. Dunlap seconded the motion. Motion carried.

Treasurer's Report

Mr. Trapp reported the IDB has the IDB funding reserved for its participation in the spec building project. Funds will be disbursed upon start of construction. There is no change to the treasurer's report other than an increase of \$130.24 from last month from interest accruals. Mr. Wilson moved to accept the Treasurer's report as submitted. Ms. Dunlap seconded the motion. Motion carried.

Prospect Activity

Ms. Denton reported via email that activity has picked up significantly. Two proposals for significant projects have been submitted during the past month – one for a solar manufacturing project and one for an automotive distribution center, both at Horizon Center. Data was also submitted for the Heritage Center for a large high-tech manufacturer requiring rail. Overall inquiries have increased quite a bit, mostly on the manufacturing side.

Attorney's Report

Centennial Village MOU

Mr. Krushenski reported the MOU was delivered to Mr. Chilton and his staff about a week ago. They have made contact with the Community Development department on plans for the apartments and the project is moving ahead. The execution of the MOU is

pending and the preparation of the lease agreement. Mr. Chilton asked for a copy of a sample lease agreement to share with his legal counsel and it is ready for him to pick up.

Answer Financial

Mr. Krushenski reported this is a work in progress. Mr. Janney stated this item was covered during the June meeting and the issues, for the most part, have been resolved. This item will not be on next month's agenda.

Committee Reports

Spec Building

Mr. Janney reported that everything is going well with the spec building. The last piece of the puzzle after speaking with Mr. Deardorff is for a letter to be received from the Public Works Department formalizing the request for an easement for routing utilities to serve ED-5; otherwise, all parties are in agreement. Construction can begin once a building permit has been received. This is now anticipated to be within the next two weeks. Copies of the up-to-date architectural perspective drawing of the proposed spec building were provided to the Board.

Bethel Valley Industrial Park

Mr. Biloski reported that the Chairman signed the listing agreement contract with Ridge Realty for the two corner vacant lots at BVIP – Lot 30BZ-1 and Lot 30CA-1 following last month's meeting. New signs were installed June 2 on both parcels in highly visible areas. Mr. Biloski reported he and Mr. Osucha had discussed with Mr. Asher that there may already be a potential purchaser for one of the lots and Mr. Asher may be meeting with them this week to discuss it. Photographs of the parcels with the listing signs in place were provided to the Board.

Old Business

Centennial Village

Mr. Janney reported the project is moving forward with the submittal of a preliminary master plan expected July 7. Mr. Chilton indicated he hopes to have a building permit by mid-August, but realizes this may be too ambitious and is planning for a September release.

EDA and ECD Grant Status

Mr. Janney reported, after speaking with Mr. Deardorff, that Phil Layman with the East Tennessee Development District has taken the responsibility for preparation of the EDA grant application for infrastructure development at parcel ED5. The CROET and the ETDD will be submitting an application for grant funding that is anticipated to be available and have received encouragement from EDA to do so. Mr. O'Conner indicated the City of Oak Ridge will be supporting the application.

The status of the potential EDC grant is pending approval of the State budget anticipated to occur in June or July. ECD representatives are able to provide no further information at this time.

Spec Building Marketing Ad

Mr. Janney shared a copy of a draft real estate marketing sheet to be used in advertising the project. The draft ad is pending finalizing some language. The graphic materials are

suitable and it could be distributed as a one page piece accompanying a letter, as well as information that could be posted to various web sites at the State of Tennessee and locally.

Mr. Osucha asked if the smaller (17,000SF) spec building being implemented by CROET at ED5 would be finished first. Mr. Janney indicated it probably would due to its smaller size.

New Business

No new business.

Adjournment:

Mr. Trapp made a motion to adjourn the meeting. Mr. Grady seconded the motion. Motion carried and the meeting adjourned at 4:15 pm.



Harold Trapp
Secretary/Treasurer