

**OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD**  
**MINUTES**

DATE: October 5, 2009

TIME: 4:00 pm

PLACE: Municipal Building Training Room

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

ABSENT: Louise Dunlap, Alan Liby

ALSO PRESENT: Susan Fallon, City Staff; Ken Krushenski, City Attorney; Cindy Franklin, City Staff; Steve Jenkins, Deputy City Manager; James O'Connor, City Manager; Amy Fitzgerald, City Staff; Kim Denton, Chamber/Partnership; Stan Mitchell, Oak Ridge Observer; Emily Waddell, ORUD; Jane Miller, Mayor Pro-Tem

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

**Approval of Agenda**

Mr. Janney requested that Bethel Valley Industrial Park Real Estate Listing be added as item c. under Committee Reports. Mr. Wilson made a motion to approve the agenda as amended. Mr. Trapp seconded the motion. Motion carried.

**Approval of Minutes**

Mr. Wilson made a motion to approve the minutes of the regular meeting held September 8, 2009, as submitted. Mr. Mason seconded the motion. Motion carried.

**Treasurer's Report**

Mr. Trapp reported that a check had been written for the spec building bill in the amount of \$375,000 and given to Mr. Janney. Mr. Janney stated that the check would be personally delivered to the CROET office on October 6, 2009. The account balance for both funds is \$363,868.57. Mr. Wilson moved to accept the treasure's report as submitted. Mr. Grady seconded the motion. Motion carried.

**Prospect Activity**

Ms. Denton reported that the Oak Ridge Economic Partnership hasn't seen a lot of new economic development activity, but there is an electric car manufacturer showing interest. They are continuing to work with several of the large manufacturing projects she has mentioned in the past. Two are automotive and one is solar related. Any of these would be a significant boost for the community. Oak Ridge is still in the hunt for four to five of the larger manufacturing projects and this is encouraging during a bad economy.

Ms. Denton reported that they have seen a lot of interest in the large spec building over the past month. A couple of the prospects are interested in the expanded version of the spec building or interested in taking it at 50,000 sq. ft. with the notion of being able to expand it to 100,000 sq. ft.

## **Attorney's Report**

### Holiday Inn Express MOU

Mr. Krushenski reported that the MOU is signed and they are moving ahead with the lease documents being drawn up. The deed to the property closed on Sept 28, 2009, and Mr. Patel now owns the land. Mr. Krushenski will provide copies of the signed MOU and the property deed to Board members.

## **Committee Reports**

### Spec Building

Mr. Janney reported that the project is still moving along toward a November completion date. The foundations are in place and awaiting the installation of the metal building package once it arrives. Rain has caused some delays, but they are not ready to say that it will delay a November completion date. Mr. Janney passed around photos, provided by Mr. Biloski, of the foundations in place and other work underway.

### EDA Grant Status

Ms. Fallon reported that she had talked with Phil Layman from the East TN Development District (ETDD) and was told that the grant application is in the Atlanta regional office. This means it has passed through the State of Tennessee office. Mr. Layman thinks it will only be a few weeks before the IDB hears anything on the status.

### Bethel Valley Industrial Park Real Estate Listing

Mr. Biloski reported that Mr. Asher from Ridge Realty said they have two strong prospects for the two parcel listings.

## **Old Business**

### Centennial Village

Mr. Janney reported that he had spoken with Mr. Chilton of Centennial Village and they are still on schedule for construction to begin in November. They have submitted the beginning of the lease agreement through their legal counsel. Mr. Chilton reported that Mr. Mamontov has the MOU, but he has not been able to get started on it due to illness.

### Woodland Town Center

Mr. Janney reported that he had not spoken with the developers for a couple of weeks, but they have received confirmation of intent to locate from their key retail customer. They are still awaiting confirmation from their second retail customer that would trigger the City of Oak Ridge's participation in assisting with roadway intersection improvements and a traffic signal.

### Holiday Inn Express Incentive Application

Mr. Janney stated that he was going to report that the MOU had been signed, but it was discussed during the Attorney's Report.

### McKenzie Village/Kareday Terrace Apartments Bond Request

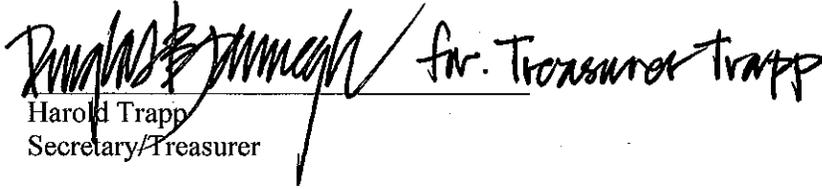
Mr. Janney reported that the preliminary bond resolution public hearing was held on September 25, 2009. The final bond documents will come to the IDB sometime in November or December as stated by Mr. Mamantov during the September meeting.

## **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.

 for. Treasurer Trapp  
Harold Trapp  
Secretary/Treasurer