

OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD
MINUTES

DATE: November 2, 2009

TIME: 4:00 pm

PLACE: Municipal Building Training Room

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

ABSENT: Alan Liby, Harold Trapp

ALSO PRESENT: John Houtari, Oak Ridger; Susan Fallon, City Staff; Cindy Franklin, City Staff; Ken Krushenski, City Attorney; Steve Jenkins, Deputy City Manager; Parker Hardy and Kim Denton, Chamber/Partnership; Bob Fowler, Knoxville News-Sentinel; Stan Mitchell, Oak Ridge Observer; Emily Waddell, ORUD

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

Approval of Agenda

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

Approval of Minutes

Mr. Mason made a motion to approve the minutes of the regular meeting held October 5, 2009, as submitted. Mr. Grady seconded the motion. Motion carried.

Treasurer's Report

In Mr. Trapp's absence, Mr. Janney stated that he did not believe there had been any significant change to the IDB fund balance since the October meeting.

Prospect Activity

Ms. Denton reported that the Oak Ridge Economic Partnership was continuing to work with a number of large manufacturing projects ranging from biofuels and solar to automotive. An office prospect was received last week, but the majority consists of larger manufacturing projects.

Ms. Denton also reported that in an effort to be more competitive during these economic times, the Roane County Commission provided the Roane County Industrial Board with the authority to increase the tax abatement period indicated in the Tax Incentive matrix by as much as twenty-five (25%) percent. This special provision will expire on September 7, 2010. The Roane County Industrial Board will continue to work closely with the Anderson County and the Oak Ridge Industrial Boards. Ms. Denton was asked to obtain more information on this special provision so that it can be discussed in more detail at the December IDB meeting.

Attorney's Report

No items to be discussed.

Committee Reports

Spec Building

Mr. Janney reported that the project continues to move forward with minor rain delays. The metal building is being erected this week. Progress photos were distributed.

EDA Grant Status

Ms. Fallon reported that the East TN Development District (ETDD) indicated that the grant had been denied. The primary reason for denial was not having a named company to go into the building.

Old Business

Centennial Village

Mr. Janney reported that he had received an email with updates from Mr. Chilton of Centennial Village. The lease agreement is being reviewed by Mark Mamontov and Legal Counsel for Centennial Village, and it is expected to be ready for review by others sometime next week. They are expecting approval of site and building plans by the City of Oak Ridge will occur in approximately two weeks. Once the plans are approved they will be submitted to HUD, which has a 30-day review window. The closing on the lease is now expected to occur sometime between December 15 and January 15. The construction start date has changed from November and is now anticipated to start in early 2010. The MOU with Centennial Village anticipated that some delays may occur in the lease closing due to circumstances beyond the control of Centennial Village.

Woodland Town Center

Mr. Janney reported that he had spoken with Mr. Wheeler and they are exchanging final contractual documents with their primary retail tenant. They have three additional prospective tenants. Acquiring a second retail customer 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 reported that there had been no communication since the MOU was signed.

McKenzie Village/Kareday Terrace Apartments Bond Request

Mr. Janney reported that Emerald Housing Partners is waiting to see if THDA would be providing them an allocation that will allow the bond issue to move forward. Mr. Mamontov indicated that the final bond documents would probably be brought to the IDB meeting in December.

New Business

Gap Funding for Automotive Manufacturer Site

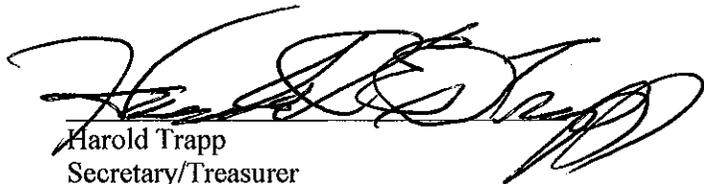
Mr. Janney reported that there is an automotive manufacturer considering Horizon Center among other locations, for a new operations support facility. Mr. Janney stated that Ms. Denton had reported that information received from the Tennessee Department of Economic and Community Development indicated the competitive edge being offered by other locations involved providing property for the project at no cost.

IDB members were polled last week on their position in providing \$190,000 from IDB funds that would bring the cost of a 20-acre site in Horizon Center to zero cost. The IDB members unanimously agreed during the polling to proceed with this initiative. Mr. Wilson made a motion

to approve making available \$190,000 of IDB funds to purchase the land if Horizon Center is chosen as the location. Mr. Grady seconded the motion. Motion carried.

Adjournment:

Mr. Wilson made a motion to adjourn the meeting. Ms. Dunlap seconded the motion. Motion carried and the meeting adjourned at 4:25 pm.



Harold Trapp
Secretary/Treasurer