

OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD
MINUTES

DATE: December 7, 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: Emily Waddell, ORUD; Parker Hardy, Tom Ballard and Kim Denton, Chamber/Partnership; Susan Fallon, City Staff; Cindy Franklin, City Staff; Ken Krushenski, City Attorney; Kathryn Baldwin, City Staff; Stan Mitchell, Oak Ridge Observer; Beverly Majors, Oak Ridger; Jim O'Connor, City Manager; Jane Miller, Mayor Pro-Tem; Lawrence Young, CROET; Jordana Nelson of Bass, Berry & Sims; Bob Fowler, Knoxville News-Sentinel; David Bradshaw, OREP Board Member

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

Approval of Agenda

Mr. Janney suggested adding Bristol Permanent Financing to the Attorney's Report. Mr. Wilson made a motion to approve the agenda as amended. Mr. Mason seconded the motion. Motion carried.

Approval of Minutes

Mr. Wilson made a motion to approve the minutes of the regular meeting held November 2, 2009, as submitted. Ms. Dunlap seconded the motion. Motion carried.

Treasurer's Report

Mr. Trapp reported no change to the treasurer's report. The account balance is \$365,186.10. Mr. Wilson made a motion to approve the treasurer's report as submitted. Ms. Dunlap seconded the motion. Motion carried.

Prospect Activity

IDB Gap Funding Prospect

Ms. Denton reported that there is no new news on the gap-funding prospect. A decision will likely be made during the first quarter of 2010.

Other Updates

Ms. Denton reported that the Oak Ridge Economic Partnership has received a couple of new prospects interested in an Oak Ridge location including an office project and a new solar project.

Ms. Denton reported that she verified with Leslie Henderson, Roane County IDB, that they now have the latitude to adjust the tax abatement period indicated in the tax incentive matrix by as much as 25% and they are using the final number, or points, from the formula. Ms. Denton provided a signed copy of the resolution from the Roane County Commission.

Ms. Denton also provided copies of the Commercial Space Availability Listing for the fourth quarter of 2009 and passed around copies of the marketing sheets for the small and large spec buildings at Heritage Center.

Attorney's Report

Bristol Permanent Financing

Jordana Nelson of Bass, Berry & Sims, Legal Counsel for Bristol Apartments, explained the need for IDB signature on two documents, which she briefly described, for the lenders of Bristol Apartments. The IDB owns fee title to the property under the PILOT arrangement, which makes signature necessary. Mr. Mason made a motion to authorize the IDB Chair or Vice Chair to execute the agreement documents, entitled Multifamily Ground Lessor's Estoppel Certificate and Joinder of Fee Owner, when complete. Mr. Wilson seconded the motion. Motion carried.

Committee Reports

Spec Building

Mr. Janney distributed progress photos and indicated the project is moving along despite unusually adverse weather conditions over the past couple of months. The building is being erected now and the projected completion date is January 2010.

Old Business

Centennial Village

Board members received a copy of the draft resolution, lease and the updated page from the MOU on adjusting the deadline for executing the lease. Mr. Janney stated that the executed resolution enables the IDB Chair or Vice-Chair to execute the lease when ready. The project is anticipated to begin in January 2010.

Woodland Town Center

Mr. Janney stated that they are working to capture two tenants. Mr. Wheeler has indicated to Mr. Janney that they might possibly come back to the IDB in January to discuss possible IDB involvement.

Holiday Inn Express Incentive Application

Mr. Janney reported that there has been no communication recently. Mr. Patel is working with legal counsel to get the lease prepared.

McKenzie Village/Kareday Terrace Apartments Bond Request

Mr. Janney reported that Chris Hodges, Emerald Housing Partners, did receive a commitment for grant funds, but not for the total that they needed for the project. Mark Mamontov indicated to Mr. Janney that they would need to reapply next year if they want to continue the project. No action is needed this year by the IDB.

New Business

IDB/Horizon Center, LLC Agreement

A lengthy discussion was held on the proposed agreement to transfer Horizon Center Park to the IDB. Mr. Liby made a motion to schedule a work session for Monday, December 14, 2009, at 4:00 p.m., to discuss the proposal and to also discuss the new IDB/Oak Ridge Economic Partnership Alliance. Mr. Mason seconded the motion. Motion carried 6-3 by show of hands,

with Mr. Liby, Mr. Wilson, Mr. Trapp, Mr. Osucha, Mr. Grady, and Mr. Mason voting in favor; and Mr. Janney, Mr. Biloski and Ms. Dunlap voting against.

New IDB/Oak Ridge Economic Partnership Alliance

Mr. Janney described this item and a brief discussion was held. IDB members voted during the first New Business item to discuss this new opportunity during the work session scheduled for December 14, 2009.

Adjournment:

Mr. Wilson made a motion to adjourn the meeting. Mr. Mason seconded the motion. Motion carried and the meeting adjourned at 5:23 pm.



Harold Trapp
Secretary/Treasurer