

**OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD  
MINUTES**

DATE: January 4, 2010

TIME: 4:00 pm

PLACE: Municipal Building Training Room

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

ABSENT: Alan Liby

ALSO PRESENT: Susan Fallon, City Staff; Cindy Franklin, City Staff; Gary Cinder, City Staff; Ken Krushenski, City Attorney; Jim O'Connor, City Manager; Tom Beehan, Mayor; Steve Jenkins, Deputy City Manager; Ellen Smith, Councilwoman; Norman Mulvenon, LWV; David Bradshaw, OREP Board Member; Stan Mitchell, Oak Ridge Observer; Parker Hardy & Kim Denton, Chamber/Partnership; Bob Fowler, Knoxville News-Sentinel; John Houtari, Oak Ridger; Lawrence Young, CROET; Myron Iwanski, Anderson County Commission; Maribel Koella, NAI Knoxville

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

Mr. Janney read aloud a notification from Mr. Liby of his desire to resign from the IDB Board effective immediately due to new job responsibilities.

**Approval of Agenda**

Mr. Mason 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 December 7, 2009, as submitted. Mr. Mason seconded the motion. Motion carried.

**Treasurer's Report**

Mr. Trapp reported no change to the treasurer's report. Mr. Wilson made a motion to approve the treasurer's report as submitted. Mr. Mason seconded the motion. Motion carried.

**Prospect Activity**

Ms. Denton reported that the Partnership was continuing to work with several large manufacturing prospects as reported before, and she is hoping decisions on those will be made prior to the next meeting. Additionally, two smaller manufacturing prospects and one office prospect are also in the mix.

**Attorney's Report**

None

## **Committee Reports**

### Spec Building

Mr. Janney distributed progress photos and indicated the project is moving along. The projected completion date is February 1, 2010.

### **Old Business**

#### Centennial Village

Mr. Janney reported that he had spoken with Mr. Chilton and they are now anticipating closing on the lease between January 15 and 25, 2010.

#### Woodland Town Center

Mr. Janney stated that the Board is awaiting word on the return of a retailer's executed agreement with Woodland Town Center.

#### Holiday Inn Express

Mr. Janney reported that there has been no significant news on this project.

#### IDB/Horizon Center, LLC Agreement

Maribel Koella with NAI in Knoxville gave a brief description of NAI's services in marketing the Horizon Center. NAI currently has a real estate listing agreement with CROET and as part of the proposed transfer the ownership of the listing agreement would become the IDB's. Ms. Koella distributed copies of the flyers, packages and prospect marketing reports that have already been used as part of the marketing strategy.

Mr. Janney briefly described each Article in the proposed agreement to transfer Horizon Center Park to the IDB. Each Board member was given the opportunity to ask questions and/or address potential concerns on the agreement. Mr. Osucha made a motion to approve the agreement as presented on January 4, 2010, between Horizon Center and the IDB. Ms. Dunlap seconded the motion. Mr. Biloski, Mr. Janney and Ms. Dunlap disclosed that they are members of the Horizon Center Board and/or the CROET Board, but they receive no compensation for it. Motion carried 6-1-1, with Mr. Trapp, Mr. Osucha, Mr. Grady, Mr. Janney, Mr. Biloski and Ms. Dunlap voting in favor; Mr. Mason voting against; and Mr. Wilson abstained from voting.

#### New IDB/Oak Ridge Economic Partnership Alliance

Mr. Janney described the modifications and items contained in the Draft 6 version of the Principles and Parameters document that would become the basis of a more formalized agreement between the IDB and the Oak Ridge Economic Partnership if approved. A lengthy discussion was held. Mr. Mason made a motion to accept the Principles and Parameters document using Alternate B with four (4) changes:

1. Article 2 - Remove conference/trade show travel.
2. Article 2 - Eliminate the \$50,000 reserve.
3. Article 2 - Change the last sentence to read: The IDB Chair and Vice Chair may jointly authorize up to...
4. Article 2 - Add: This agreement would terminate after 24-months unless at least one company purchases land for more than \$12,000 per acre.

Mr. Grady seconded the motion. Motion passed unanimously.

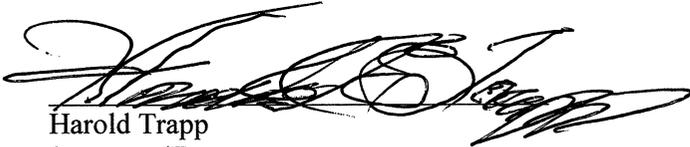
**New Business**

2009 PILOT Program Reports and Consolidated Summary Report

Mr. Janney reported that letters would be mailed to all of the tax incentive policy recipients as part of the annual report process once the Chairman has signed them.

**Adjournment:**

Mr. Grady made a motion to adjourn the meeting. Mr. Biloski seconded the motion. Motion carried and the meeting adjourned at 6:12 pm.

A handwritten signature in black ink, appearing to read "Harold Trapp", written over a horizontal line.

Harold Trapp  
Secretary/Treasurer