

**OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD  
MINUTES**

DATE: June 7, 2010

TIME: 4:00 pm

PLACE: Municipal Building Training Room

PRESENT: William Biloski, Louise Dunlap, Chris Johnson, David Mason, Hal Osucha, Harold Trapp, Buzz Patrick, David Wilson

ABSENT: Richard Chinn

ALSO PRESENT: Susan Fallon, City Staff; Cindy Franklin, City Staff; Kathryn Baldwin, City Staff; Gary Cinder, Interim City Manager; Ken Krushenski, City Attorney; Steve Jenkins, Deputy City Manager; Charlie Hensley, City Councilman; Parker Hardy, Chamber of Commerce; Kim Denton, Executive Director; Kathy Barber, Oak Ridge Economic Partnership; Stan Mitchell, Oak Ridge Observer; Bob Fowler, Knox-News Sentinel; Nick Morris, ORUD; Maribel Koella and Sam Tate, NAI

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

**Approval of Minutes**

Ms. Dunlap made a motion to approve the minutes of the regular meeting held May 3, 2010, as submitted. Mr. Mason seconded the motion. Motion carried.

**Treasurer's Report**

Mr. Trapp reported that the total balance of all accounts is \$662,969.10 with \$458,744.13 in CD's and \$49,326.02 in a money market account. Mr. Biloski made a motion to accept the treasurer's report as submitted. Ms. Dunlap seconded the motion. Motion carried.

**Prospect Activity (Executive Director) Report**

CUC, LLC

Ms. Denton reported that the 60-day due diligence period would be up on June 15, 2010. Things are moving forward with this prospect.

Highway 62 Overpass

Ms. Denton distributed a copy of an article from the *Knox-News Sentinel* printed on Thursday, June 3, 2010. The article stated that the City of Oak Ridge and the Chamber of Commerce are asking the State to upgrade the overpass (Centrifuge Way) on Illinois Avenue (SR62) to access a proposed commercial site as well as improve access to nearby industrial and residential areas. Ms. Denton reported that there has been some correspondence to and from the State and they are currently waiting to hear back from the State on a path forward as far as timing and potential funding of the project.

Ms. Denton reported that the ribbon cutting for the large spec building was held on May 20, 2010. Ms. Denton distributed a copy of an article from the *Knox-News Sentinel* entitled "Oak Ridge getting ready for rebound."

Maribel Koella, NAI, updated the Board on recent activity for the Horizon Center and the spec buildings. Ms. Koella stated that there has been a lot of good activity considering the bad economy. There are seven prospects interested in sites at the Horizon Center and there have been 14 prospects between the two spec buildings, five of which are active. A brief discussion was held.

Parker Hardy briefed the Board on his recent trip to Las Vegas for participation in the International Council of Shopping Centers retail trade show. Mr. Hardy reported that they began with 14 appointments, half of which were restaurants and the other half were shopping center developers. The appointments morphed into a follow up with 31 leads. The leads include two hotels, 19 retail/restaurant and 10 developers.

Mr. Wilson reported that Mr. Chilton had updated him on the Centennial Village project. The project is approximately 4-5 weeks behind schedule; however, they intend to start pouring concrete pads in approximately 2-3 weeks. After the concrete has been poured, the clubhouse and possibly two of the buildings will be completed within 75 days. Each building has 25 units.

#### **Attorney's Report**

Mr. Krushenski distributed ballots for the election to be held later in the meeting.

#### **Committee Reports**

##### Audit

Mr. Trapp reported that he is assembling a package for quotes and that he had spoken with two firms for the audit.

##### Land Use – Meeting on May 12, 2010

Mr. Biloski reported that the meeting regarding Project CUC, LLC was well attended. The full committee was in attendance along with Mr. Wilson and Mr. Patrick. Other attendees included Neil Jones and Bob Starkey, New Ground client reps; Kathryn Baldwin, Ken Krushenski and Susan Fallon, City of Oak Ridge; Kim Denton, IDB Executive Director; and a couple of community people. Mr. Biloski stated that during a May 10 meeting, Kathryn Baldwin and her staff from the City of Oak Ridge Community Development department volunteered to be the "one-stop shop" for all client discussions relating to plan input; actions back to the client; City zoning and planning; Horizon Center covenants and restrictions; and DOE covenants and restrictions.

#### **Old Business**

##### IDB Work Session – June 21, 2010

Mr. Wilson reported that an email would be sent confirming the start time of the work session at a later date. Board members should notify Susan Fallon or Kim Denton with any items to be added to the agenda.

#### **New Business**

##### Elections

Chairman - Mr. Osucha nominated Mr. Biloski for Chairman. Mr. Trapp nominated Mr. Wilson for Chairman. Ballots were cast and Mr. Biloski was elected Chairman by a vote of 5-3, with Mr. Osucha, Ms. Dunlap, Mr. Johnson, Mr. Patrick and Mr. Biloski voting for Mr. Biloski; and Mr. Trapp, Mr. Mason and Mr. Wilson voting for Mr. Wilson.

Vice Chairman – Ms. Dunlap nominated Mr. Wilson for Vice-Chairman. Mr. Wilson was elected Vice Chairman by acclamation with all in favor.

Secretary/Treasurer – Ms. Dunlap nominated Mr. Trapp as Secretary/Treasurer. Mr. Trapp was elected Secretary/Treasurer by acclamation with all in favor.

**Adjournment:**

Mr. Mason made a motion to adjourn the meeting. Mr. Trapp seconded the motion. Motion carried and the meeting adjourned at 4:48 pm.



Harold Trapp  
Secretary/Treasurer