

**OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD
MINUTES**

DATE: July 6, 2010

TIME: 4:00 pm

PLACE: Municipal Building Training Room

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

ABSENT: None

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; Anne Garcia Garland, City Councilwoman; Kathy Barber and Elisabeth Brown, Oak Ridge Economic Partnership; Keith Craft, BWSC; Jeff Deardorff, CROET (Knoxville FTZ); John Huotari, Oak Ridger, Bob Fowler, Knox-News Sentinel; Leslie England and Nikki Bradley, ORUD; Kurt Faires w/Chambliss, Bahner and Stophel, PC; Andrew Ingersoll, Nickel Plate Properties, Inc.

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

Approval of Agenda

Mr. Biloski suggested adding IDB FY 10-11 Goals as item c. under New Business. Mr. Mason made a motion to approve the agenda as amended. Mr. Trapp seconded the motion. Motion carried.

Approval of Minutes

Mr. Trapp made a motion to approve the minutes of the regular meeting held June 7, 2010, as submitted. Mr. Mason seconded the motion. Motion carried.

Mr. Patrick made a motion to approve the minutes of the special called meeting held June 23, 2010, as submitted. Mr. Mason seconded the motion. Motion carried.

Treasurer's Report

Mr. Trapp reported that the total balance of all accounts is \$666,769.95 with \$458,744.13 in CD's, \$49,326.02 in a money market account, and \$158,699.80 in the checking account. Mr. Mason made a motion to accept the treasurer's report as stated. Mr. Patrick seconded the motion. Motion carried.

Prospect Activity (Executive Director) Report

CUC, LLC

Ms. Barber reminded the IDB that the 60-day due diligence period was extended for 30 days to July 15, 2010, and additional geotechnical services was approved at the special called meeting held on June 23, 2010. The report should be in hand by July 12, 2010, and available for review by July 15, 2010.

Prospect Update

Ms. Barber reported that there are three prospects for the large spec building. NAI reported three site visits and 11 requests for information. The RFP's for the carbon fiber plant are due on July 23, 2010.

Attorney's Report

Cowperwood Apartments, LLC/Oak Ridge IDB PILOT

Mr. Krushenski reported that Cowperwood Apartments is in the process of negotiating the sale of Bristol Park Apartments to Nickel Plate Properties (NPP) and he invited Andrew Ingersoll, NPP, and their attorney, Kurt Faires, from Chambliss, Bahner & Stophel to give the IDB an overview of the possible transaction. Mr. Krushenski stated that the IDB would be asked to approve, by Resolution, the transfer of the property and extend the term of the lease on the property. The PILOT will not be affected in any way and will remain in place subject to the last payment being made in December 2015.

Mr. Faires and Mr. Ingersoll gave a brief overview of the reasons for transferring and extending the current lease.

Mr. Krushenski read aloud the proposed Resolution. Mr. Wilson made a motion to approve the Resolution relating to the extension and transfer of the current lease. Mr. Trapp seconded the motion. Motion carried.

Committee Reports

Finance

Mr. Trapp reported that material was provided to two firms for the audit and more information should be available at the next meeting.

Land Use

1. BVIP Signed Purchase Agreement

Mr. Biloski stated that a copy of the signed agreement was included in the agenda packet. Ms. Fallon reported that the first and last pages were the only pages that changed from the draft version and copies were available.

2. Horizon Center Parcel/Lot Matrix

Mr. Biloski reported that a drawing with a tabular matrix of the property had been developed to show the development areas available for sale at the Horizon Center and he presented a copy of it to all members.

Special Projects

Mr. Mason reported that the committee met to examine the draft Request for Qualifications that Ms. Denton assembled. The committee had a few comments on the draft so Ms. Denton and Ms. Fallon will generate a second draft. The committee has the following two questions for the Board:

1. If the committee is okay with the second draft, does it need to come back to the full Board or can Ms. Denton distribute the RFP to architectural and engineering firms?
2. What does the Board want, if anything, to be involved with as this process goes along?

Mr. Mason made a motion to allow Ms. Denton to distribute the RFP, once approved by the committee. Mr. Osucha seconded the motion. Motion carried.

Old Business

Hwy 62 Overpass

Ms. Fallon reported this project has been preliminarily approved by TDOT. Ms. Fallon reported that TDOT had requested a Resolution from the Oak Ridge City Council demonstrating support of the project. Copies of the Resolution and Memo 10-22 from the City Council agenda packet were distributed. A brief discussion was held.

Mr. Wilson made a motion to approve an IDB Resolution in support of the City Council Resolution. Mr. Trapp seconded the motion. Motion carried.

New Business

Horizon Center Resubdivision, Lot 1, Block 16-BB and Lot 1, Block 17-BA

Mr. Biloski reported that the requested resubdivision is to allow the transfer of a portion of the right-of-way on Renovare Boulevard to Lot 1, block 16BB (IDB) and to transfer Lot 1, block 17BA to the Tennessee Parks and Greenways Foundation. A brief discussion was held.

Mr. Trapp made a motion to approve the Horizon Resubdivision. Mr. Patrick seconded the motion. Motion carried.

Knoxville Foreign Trade Zone Program Update

Mr. Biloski introduced Jeff Deordorff, President of the Knoxville Foreign Trade Zone Program. Mr. Deordorff distributed a brochure and explained the program at length to the Board. Mr. Biloski pointed out that the Oak Ridge IDB is listed as a sponsor of the program on the back of the brochure; however, the program is self supported and does not cost the Board any money. A brief discussion was held.

IDB FY 10-11 Goals

Mr. Biloski asked board members to email IDB goals and ideas to Ms. Fallon by July 16, 2010, for discussion at the next meeting.

Adjournment:

Mr. Wilson made a motion to adjourn the meeting. Mr. Trapp seconded the motion. Motion carried and the meeting adjourned at 4:55 pm.


Harold Trapp
Secretary/Treasurer