

**OAK RIDGE INDUSTRIAL DEVELOPMENT BOARD
MINUTES**

DATE: August 2, 2010

TIME: 4:00 pm

PLACE: Municipal Building Training Room

PRESENT: Board Members: William Biloski, Richard Chinn, Chris Johnson, Hal Osucha,
Harold Trapp, Buzz Patrick, David Wilson
Executive Director: Kim Denton

ABSENT: Louise Dunlap, David Mason

ALSO PRESENT: Susan Fallon, City Staff; Cindy Franklin, City Staff; Gary Cinder, Interim City
Manager; Ken Krushenski, City Attorney; Steve Jenkins, Deputy City Manager;
Kathy Barber, Oak Ridge Economic Partnership; Keith Craft, BWSC; Bob Fowler,
Knox-News Sentinel; Leslie England and Nikki Bradley, ORUD; John Huotari, Oak
Ridger; Sam Tate, NAI; Rick Ferguson, F&C Land Partners

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

Approval of Agenda

Mr. Biloski suggested adding the following two items to the agenda following the Treasurer's Report:

1. Letter of Intent from F&C Land Partners, LLC.
2. Revocation of the Restrictive Covenants Request.

Mr. Wilson made a motion to approve the agenda as amended. Mr. Trapp seconded the motion. Motion carried.

Approval of Minutes

Mr. Wilson made a motion to approve the minutes of the regular meeting held July 6, 2010, as submitted. Mr. Trapp seconded the motion. Motion carried.

Mr. Wilson made a motion to approve the minutes of the special called meeting held July 22, 2010, as submitted. Mr. Trapp seconded the motion. Motion carried.

Treasurer's Report

Mr. Trapp reported that the total balance of all accounts is \$1,126,318.90. This amount includes a deposit of \$867,250 to a previous balance of \$666,782.14 and checks written in the amount \$407,713.24. Mr. Wilson made a motion to accept the treasurer's report as submitted. Mr. Osucha seconded the motion. Motion carried.

Letter of Intent received from F&C Land Partners, LLC

Mr. Biloski reported that a letter of intent was received from Rick Ferguson, F&C Land Partners, LLC, on Friday, July 31, 2010, for the fee simple purchase of approximately 11.75 acres of land in Horizon Center. Copies of the letter were distributed to members. Lot 1, Block 17 BF, is at the eastern most entrance of Horizon Center. Mr. Ferguson spoke to the Board about his company and summarized the project. A brief discussion was held.

Mr. Trapp made a motion to approve the preparation of a contract containing terms from the letter of intent for the sale of approximately 11.75 acres (Lot 1, Block 17 BF) in Horizon Center in the amount of \$25,000 per deeded acre. Mr. Wilson seconded the motion. Motion carried with all in favor.

Revocation of the Restrictive Covenants on Lot 1, Block 17-BA

Mr. Biloski reported that a letter had been received from Lawrence Young for the Revocation of the Restrictive Covenants on Lot 1, Block 17 BA in Horizon Center. Horizon Center, LLC retained the parcel for transfer to Tennessee Parks and Greenways Foundation for perpetual maintenance as an ecologic conservation area.

Mr. Wilson made a motion to approve the Revocation of the Restrictive Covenants on Lot 1, Block 17-BA. Mr. Trapp seconded the motion. Motion carried with all in favor.

Prospect Activity (Executive Director) Report

Prospect Update

Ms. Denton reported on the recent activity contained in the Prospect/Suspect Report for July 2010 that she prepared and distributed to Board members. There are 10 existing prospects for Oak Ridge, five (5) prospects for the large spec building, and two (2) prospects for the small spec building. Ms. Denton also distributed copies of a prospect report for June 2010 from NAI for the Horizon Center and an updated map of the Horizon Center development areas dated August 2, 2010.

Project CUC, LLC Update

Ms. Denton stated that this project was a great model of how a project should flow. A brief discussion was held.

Attorney's Report

Mr. Krushenski stated that he would be working with the attorney(s) for F&C Land Partners, LLC on the contract preparation for the letter of intent received. Mr. Krushenski reported that the September 8, 2010, expiration date for the PILOT agreement for Mr. Amit Patel, Holiday Inn Express, is quickly approaching and he is going to ask Mr. Mamontov to start preparing the agreement.

Committee Reports

Finance

1. Audit Information

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

2. FY11 Budget (7/1/10 through 6/30/11)

Mr. Biloski stated that it would be a good idea to develop a budget for the fiscal year. Mr. Osucha stated that he had developed a tentative budget on what the expenditures should be and he had some samples for the Finance Committee to review. Mr. Trapp stated that the committee will meet to discuss this item.

Land Use

1. BVIP Signed Purchase Agreements
Mr. Biloski stated that both lots are currently under a purchase agreement.
2. Horizon Center
Mr. Biloski stated that there was nothing new on this item.

Special Projects

1. RFP for A&E Services
Ms. Denton reported that the committee has not been able to meet to date, but a new draft is ready to be reviewed. A meeting was tentatively scheduled for Thursday, August 12, 2010.

PILOT Reauthorization

Mr. Osucha reported that the current procedure expires December 4, 2010. A copy of the current procedure with attachments was distributed to members. Mr. Osucha asked members to submit to Ms. Fallon, by email, all comments, suggested changes, etc. by Friday, August 13, 2010. The goal is to have a revised procedure, which will eventually be submitted to City Council, ready to distribute on August 20, 2010. A brief discussion was held.

Old Business

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

Mr. Biloski reported that the Board is currently in discussions with CROET and DOE regarding the resubdivision plot plan - mainly bringing electrical power service to the back lots.

Goals

Mr. Biloski reported that he combined input from the members and developed some suggested goals to be discussed. Mr. Biloski reviewed the goals with members and copies were distributed. A lengthy discussion was held relating to finding other land available for industrial development. Mr. Wilson made a motion to approve a new goal for the Land Use Committee to identify potential future Oak Ridge industrial park property. Mr. Osucha seconded the motion. Motion carried.

New Business

Mr. Wilson made a motion to move the next meeting date to Tuesday, September 7, 2010, due to the Labor Day holiday. Mr. Trapp seconded the motion. Motion carried.

Adjournment:

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

Harold Trapp
Secretary/Treasurer

