

**INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE
MINUTES**

DATE: December 20, 2010

TIME: 4:30 pm

PLACE: Municipal Building Training Room

PRESENT: William Biloski, Louise Dunlap, Richard Chinn, Hal Osucha, Harold Trapp, Buzz Patrick, David Wilson
Executive Director: Kim Denton

ABSENT: Chris Johnson, David Mason

ALSO PRESENT: Ken Krushenski, City Attorney; Susan Fallon, City Staff; Cindy Franklin, City Staff; Kathryn Baldwin, City Staff; Athanasia Senecal, City Staff; Steve Jenkins, Deputy City Manager; Doug Janney, CH2MHill; Manny Herz, ACHW; Sam Tate, NAI; Russ Watkins, RRP (Partners); Chris Umberger, BWSC; Jon Searle, Blaine Construction; Louis Cortina, P.E., Michael Brady, Inc.; John Huotari, Oak Ridger; Andrew Murr, P.E., BWSC

Mr. Biloski called the special called meeting to order at 4:30 p.m.

Carbon Fiber Project

1. Building Materials

Mr. Biloski read aloud and distributed copies of Sections 5.1 and 5.20 from the *Horizon Center Declaration of Covenants, Conditions and Restrictions*. Russ Watkins, RRP, provided a brief summary of their request to seek formal approval of the exterior wall materials for the Carbon Fiber Technology Center. Chris Umberger, BWSC, provided drawings and described the materials in detail. A lengthy discussion was held.

Mr. Patrick made a motion to approve the variance to allow the proposed materials. Mr. Osucha seconded the motion. Motion carried with five votes in favor. Mr. Biloski and Mr. Chinn abstained from voting.

2. Sales Agreement – Right of First Refusal Clause

Mr. Biloski stated that the option clause from the sales agreement for the 10-acre parcel was removed and a right of first refusal clause was inserted when voted on and there were some questions on the table pertaining to the type of the right of first refusal clause that needed clarification. A lengthy discussion was held.

Mr. Trapp made a motion to amend the right of first refusal clause to state the following:

If the right of first refusal is exercised, the purchase price of the property shall be \$25,000 per acre no matter what the other party offers. If RRP, LLC resells the land after exercising the first right of refusal then the proceeds above \$25,000 from the sale of the 10-acres will be split 50/50 with the IDB.

Mr. Wilson seconded the motion. Motion carried with six votes in favor. Mr. Chinn abstained from voting.

Land Use Committee Recommendation

Request for Proposal – Development Area 6, Horizon Center Business Park

At the request of the Land Use Committee, Mr. Wilson made a motion to accept the proposal from Lackey and Associates for the land clearing, leaving the 24” diameter Caliper trees, and having the base RFP returned from the clearing contractor to be a controlled burn according to the permit with the grinding as an option. Mr. Patrick seconded the motion. Motion carried with all in favor.

Adjournment

Mr. Wilson made a motion to adjourn the meeting. Mr. Patrick seconded the motion. Motion carried and the meeting adjourned at 5:45 pm.



Harold Trapp
Secretary/Treasurer