

On Thursday, April 12, 2012, Ron Woody, Roane County Executive, hosted an Industrial Inventory Summit at Roane State Community College. The following comments and presentations were made. This presentation is known as Executive Summary #23.

County Executive Woody welcomed everyone to Roane State Community College to participate in the Roane County Industrial Inventory. Woody thanked all the presenters for their time in preparing their presentations and for the time they are spending with us tonight. He thanked Dr. Goff, President of Roane State Community College, and Diane Cox for her help in securing the location.

A sign in sheet is attached hereto.

County Executive Woody acknowledged Dr. Mary Jinks, Vice President of U.T. Institute of Public Service as a special guest. He also acknowledged members of the Cumberland County and Roane County Commissions, Department of Energy staff, Community Reuse of East Tennessee (CROET) staff, and members of the Oak Ridge Industrial Development Board. Presenters will be introduced individually during their presentation.

We come together tonight to gain a better and broader understanding of Roane County's industrial and commercial property inventory, and to gain a better understanding of future plans and investments related to Roane County Industrial Park.

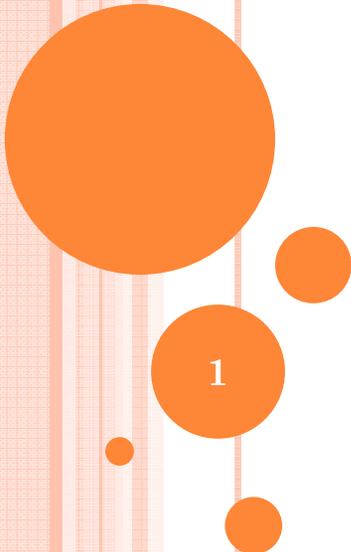
We gather to learn about what industry is looking for in a community where they desire to locate.

Our goal is that you will come away from here with a better understanding of where we are; where we are going; and whether our current path is an acceptable path along that journey.

Presenting Executive Summary #23.

ROANE COUNTY

Industrial / Business Inventory Summit



April 12, 2012

6:30 Room O-101

Roane State Community College

Executive Summary # 23

www.roanegov.org

PURPOSE OF THE SUMMIT

- Provide a means for exchange of information related to industrial and commercial property inventory available in Roane County or where Roane Government has an investment
- Describe the available industrial and commercial properties related specifically to:
 - Locations
 - Park Inventory
 - Total acres/tracts
 - Acres/tracts occupied
 - Acres/tracts sold but either vacant land and/or vacant private building(s)
 - Spec Building(s)
 - Acres/tracts available for sale by the IDB(s)
 - Available infrastructure on site/percentage complete
 - Timetable for infrastructure not currently available
 - Estimated cost of the infrastructure not yet available
 - Property restrictions
 - Property highest and best use (desired businesses)
 - Website and other information

INDUSTRIAL PARKS' NAME

- Roane Regional Business and Technology Park
- DOE reindustrialization ED-3
- Science and Technology at ORNL
- Heritage Center
- Horizon Business Park
- Roane County Industrial Park
- Harriman Industrial Park
- Plateau Park
- Other privately held properties inside or outside of parks

PROPERTY AND PRESENTERS

- What are Industries looking for? A 50,000 foot view:
 - **Aaron Stewart-TVA**
 - **Allen Neal-EDA**
 - **Gary Human-ECD**
- RRBTP- **Leslie Henderson**- Roane County Alliance President
- DOE Reindustrialization- **J. T. Howell, Brian Henry**
- Science & Technology Park at ORNL- **Jeff Deardorff-CROET**
- Heritage Center-**Jeff Deardorff**
- Horizon Center-**Kim Denton**- Executive Director Oak Ridge Economic Partnership
- Harriman Industrial Park- **Chris Mason**, Mayor of Harriman
- Roane County Industrial Park- **Leslie Henderson**
- Rockwood Industrial Park-**James Watts**, Mayor of Rockwood
- Plateau Park-**Ray Evans**
- Private Properties- **Jane Long**, City of Rockwood, City of Kingston
Mayor Troy Beets, Leslie Henderson, Ron Woody

50,000 FOOT VIEW

- **Aaron Stewart-TVA Aaron Stewart, CEcD,
EDFP-Regional Development Specialist,
TVA Economic Development**

10215 Technology Drive, Suite 202 | TED
1A-K | Knoxville, TN 37932

O: (865) 777-3943 | C: (865) 244-0706 | E:

astewart@tva.gov | TVAed.com | TVAsites.com

- Allen Neal-EDA
- Gary Human-ECD

50,000 FOOT VIEW: WHAT DO SITE SELECTORS LOOK FOR?

- #1 - Good Sites
 - Owned by the community, or at least have a solid option to purchase the site in a quick manner
 - Developable
 - Infrastructure in place or can be extended within a reasonable timeframe (must have engineering plans in place)
 - Possess up to date Phase I environmental survey and other necessary reports (geotechnical, archeological, etc.)
 - Spec Buildings that can be expanded in two directions, ceiling height of approx. 30 feet or more, etc.
 - Rail is a HUGE plus

50,000 FOOT VIEW: WHAT DO SITE SELECTORS LOOK FOR?

- #2 - Leadership Committed to Growth
 - “Leadership” includes: Elected officials; Business leaders; School administrators; Local non-profits
 - What are local rules and regulations for businesses? (Or, what is the “business climate” of the community?)
 - Do relevant local Economic Development organizations receive any public funding (financial partnership)?
 - Are any public officials actively involved with Economic Development boards, commissions, Chamber, etc.?
 - What is the tax structure for industry?
 - Does the community offer any incentives for new and expanding industries?
 - Tax abatements?
 - Land incentives?
 - Infrastructure incentives?
 - Cash grants or loan guarantees?

ROANE REGIONAL BUSINESS AND TECHNOLOGY PARK

- Leslie Henderson RRBTP

*For presentation on Roane
Regional Business and
Technology Park see pages 18-26.*

HERITAGE CENTER AND DOE REINDUSTRIALIZATION

- J.T. Howell- Heritage and DOE
Reindustrialization

*For presentation on Heritage and
DOE Reindustrialization see pages
27 – 30.*

SCIENCE AND TECHNOLOGY AT ORNL HERITAGE CENTER

- Jeff Deardorff - CROET

*For presentation on Community
Reuse Organization of East Tennessee
(CROET) see pages 31-39.*

HORIZON CENTER

- Kim Denton – Horizon Center

For presentation on Horizon Center see pages 40-48.

ROANE COUNTY INDUSTRIAL PARK

- Leslie Henderson - RCIP

*For presentation on Roane County
Industrial Park see pages 49-55.*

HARRIMAN INDUSTRIAL BOARD

- Mayor Chris Mason- Harriman Ind Board

For the City of Harriman's presentation see pages 56-73.

PLATEAU PARK

- Ray Evans – Plateau Park

*For the presentation on Plateau Partnership
Park see pages 74-83.*

PRIVATE INDUSTRIAL PROPERTIES

○ Private Properties

Jane Long

Troy Beets

Ron Woody

Leslie Henderson

For the presentation on Private Properties see pages 84-104.

WHERE DO WE GO FROM HERE?

- Identify other properties in our communities that are or could be for sale in the near future
- The Roane Alliance host industrial and commercial properties for sale. Add to the list.
- Cultivate relationships with private owners of commercial and industrial properties to help market their respective properties
- Continue to work with our planners and our industrial representatives on understanding our market place
- Determine if additional investment should be made in industrial properties; and if so, where would the county get the best return?

- Thanks you for your attendance



INDUSTRIAL DEVELOPMENT BOARD
CHAMBER OF COMMERCE
VISITORS BUREAU



Innovation Valley Partner

- The IDB's Industrial Parks
 - Roane Regional Business & Technology Park
 - Roane County Industrial Park

RRBTP Location

- Roane Regional Business & Technology Park
 - Located in East Roane County
 - Along I-40 (exit #362)

Roane Regional Business and Technology Park



- 650-acre park with campus-style setting
- Frontage along I-40 with brand new dedicated interchange
- Geared toward serving light-to-medium industry

Roane Regional Business and Technology Park

- One of Roane's newest industrial parks
- Master planned for small to medium-sized industries – but parcels can be custom-sized
- 200-250 acres (industrial), 75 acres (office) remain
- Tracts range from 4 acres to up to approx 100
- Numbers tracts range from 6 to 28
- Main road & infrastructure improvements in place
- Priced at \$30,000 to \$60,000 acre

RRBTP Potential Capital Needs

- RRBTP Master planned for small to medium-sized industries – but parcels can be custom-sized
- Depending on end user and size of parcel, additional infrastructure/road improvements may be needed
- Development cost from \$10,000 – \$1 million per parcel
- Costs eligible for bird-in-hand grants

RRBTP Master Plan



RRBTP Industries

1. VW Group of America – SE Regional parts distribution center
2. The H.T. Hackney Co. – wholesale food distribution
3. Saginaw Control & Engineering – electrical equipment/supplies
4. Proton Power – hydrogen-from-cellulose power production
5. Protean Instruments Corp. – alpha beta radiation counters
6. Pegasus Technologies – custom wireless technology
7. Diesel Engine Parts – final machining of engine parts
8. Dienamic Tooling Systems (DTS) – tool & die
9. Reliable Electric – outdoor lighting
10. Cool Energy – solar energy
11. C.R. Barger & Sons, Inc. – pre-cast concrete products
12. EOD Technologies – military contractor
13. Blue Bell Creameries – ice cream products distribution
14. Best Roofs – metal roofing products

Progress



DOE OAK RIDGE - REINDUSTRIALIZATION

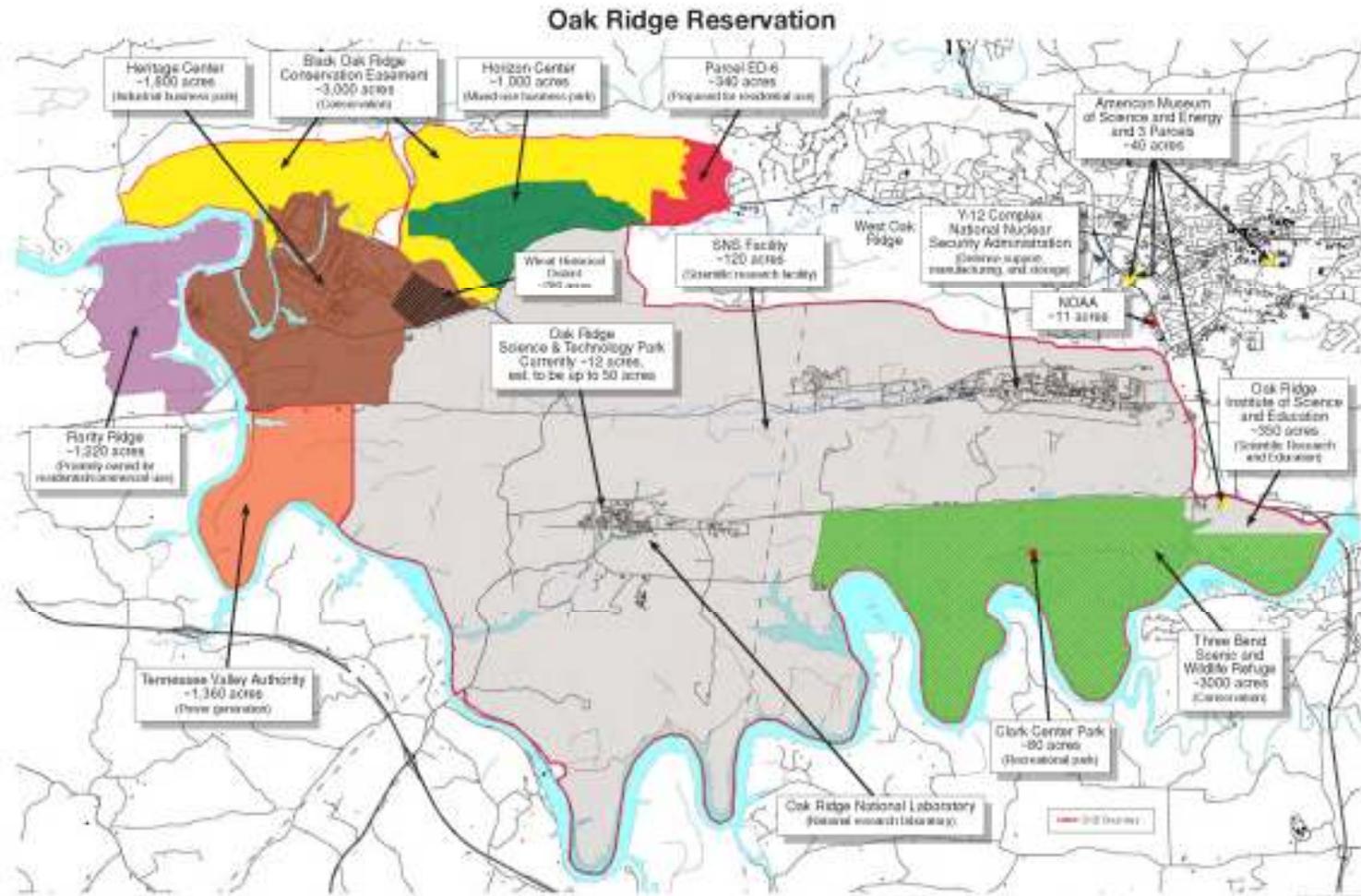
US DOE Asset Revitalization Initiative in Oak Ridge, Tennessee



J. T. Howell

***Assistant Manager of Nuclear Fuel
Supply, US DOE- Oak Ridge***

DOE OAK RIDGE - REINDUSTRIALIZATION



DOE OAK RIDGE - REINDUSTRIALIZATION

Vision

By 2017, the Oak Ridge Reindustrialization Program will further its position as the model for sustainable innovative reuse of DOE assets.



Mission

Apply our expertise to accelerate clean-up and promote economic development by making underutilized DOE assets (e.g., buildings, land, equipment, and technology) available to enhance the development of private sector business in the region.

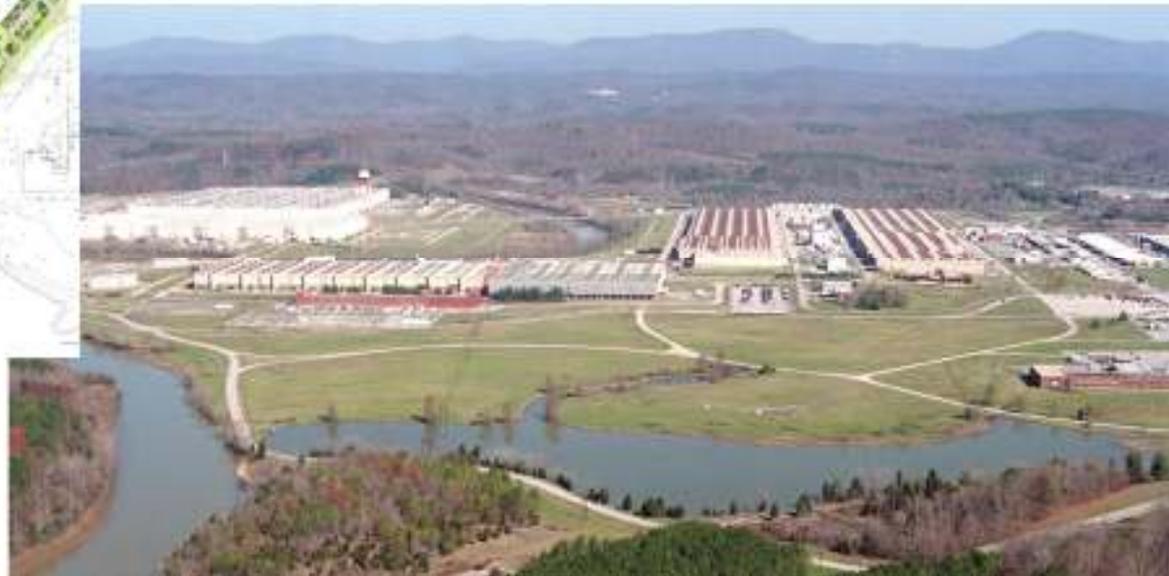
LOCATION MAP



**HERITAGE CENTER
Industrial Park
Net Developable Acreage
(Current)**

	<u>TOTAL</u>	<u>SOLD</u>	<u>OPTIONED</u>	<u>AVAILABLE</u>	<u>EXISTING BUILDINGS</u>
PHASE I					
ED-5 East	18	6	5	7	Speculative Industrial Building, 17,200 sf (unfinished)
ED-5 West	15	0	0	15	CROET Industrial Building, 50,000 sf (sold) Omega
Subtotal	33	6	5	22	
Phase II					
ED-9	12	2	3	6	Former DOE Building K-1225, 27,000 sf (sold)
ED-8	58	27	5	26	Former DOE Building K-1330, 12,000 sf (sold) Former DOE Building K-1580, 32,000 sf (sold)
Subtotal	70	29	8	32	Former DOE Building K-1007, 105,000 sf (sold) Building K-1000, 2,000 sf (leased to MCL) DOE Building K-1006, 22,000 sf (subleased to MCL)
Phase III					
Powerhouse Area	120	0	13	107	Currently leased from DOE and available for transfer/sale (Electrical Utility Only)
Grand Total	223	35	26	161	

HERITAGE CENTER Industrial Park (Phase I)



Speculative Industrial Buildings (Phase I)

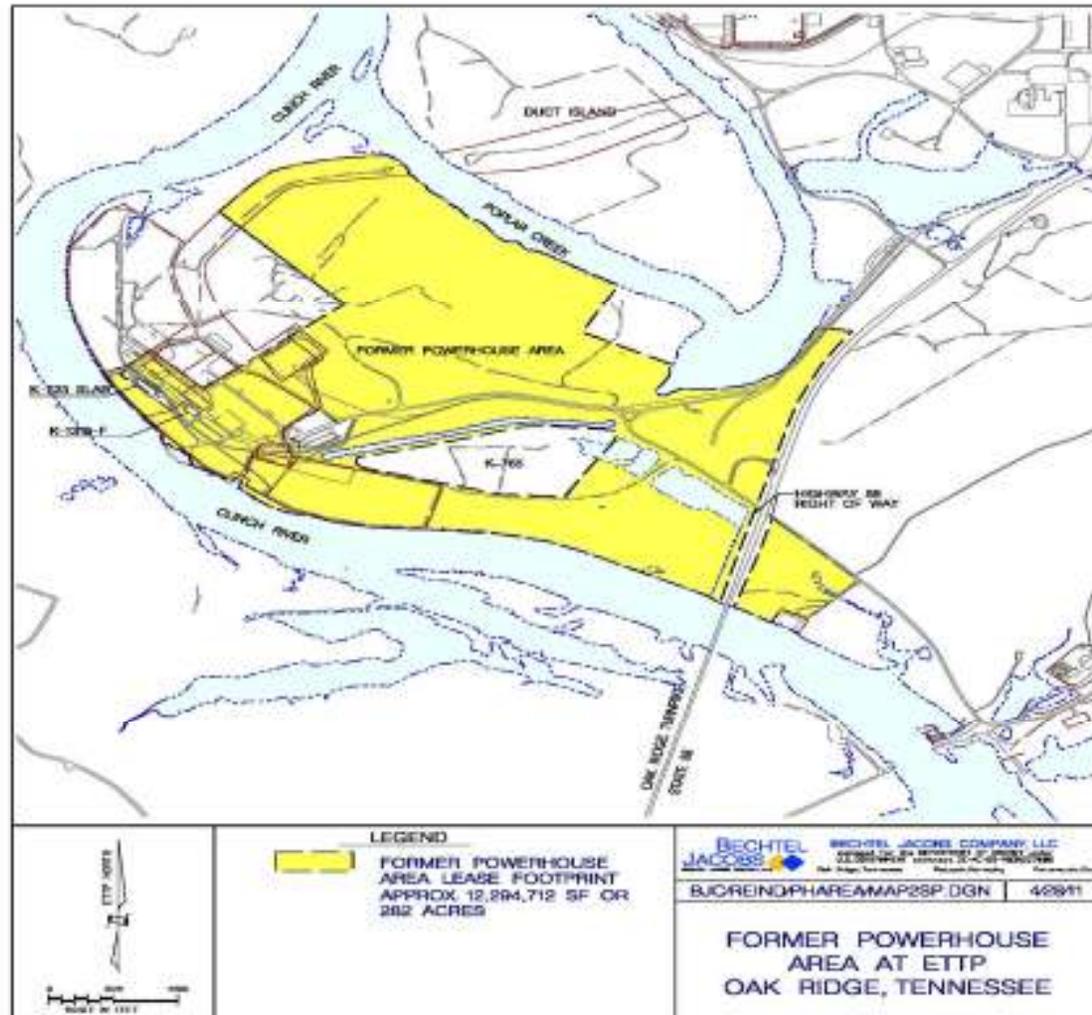


AVAILABLE

SOLD



Powerhouse Area (Phase III)



Oak Ridge Science & Technology Park



**OAK RIDGE SCIENCE & TECHNOLOGY PARK
GROSS DEVELOPABLE ACREAGE**

CURRENT

<u>TOTAL ACRES</u>	<u>LEASED</u>	<u>AVAILABLE</u>	<u>BUILDINGS</u>	<u>TOTAL Sq Ft</u>
11	11	0	Halcyon Commercialization Center	28,000 sf
			National Energy Security Center (Pro2Serve)	130,000 sf

FUTURE

<u>TOTAL ACRES</u>	<u>LEASED</u>	<u>AVAILABLE</u>	<u>BUILDINGS</u>	<u>TOTAL Sq Ft</u>	<u>LEASED</u>	<u>AVAILABLE</u>
25	11	14	Halcyon Commercialization Center	28,000 sf	15,000 sf	11,000 sf
			National Energy Security Center (Pro2Serve)	130,000 sf	130,000 sf	0

PARK INFRASTRUCTURE

	HERITAGE CENTER	OAK RIDGE SCIENCE & TECHNOLOGY PARK
INFRASTRUCTURE		
Electricity	16 Megawatts	5 Megawatts
Gas	UP TO 40K SCFH	UP TO 40K SCFH
Water	4.2 MGD	DATA NOT AVAILABLE
Sewer	630K GPD	300K GPD
Time Table	EXTENDED AS NEEDED	EXTENDED AS NEEDED
Cost	\$50K-5M	NOT APPLICABLE
% Complete	VARIES BY AREA	20%
RESTRICTIONS	IND-II/IMDO ZONING RESTRICTIVE COVENANTS	FIR ZONING LEASE RESTRICTIONS
HIGHEST & BEST USE	OFFICES/LIGHT & HEAVY INDUSTRY	RESEARCH & DEVELOPMENT
FEATURES	RAIL AVAILABLE BARGE AVAILABLE	ACCESS TO ORNL



Horizon Center Oak Ridge

**HORIZON
CENTER**

East Tennessee Technology Park

Roane County
Industrial/Business
Inventory Summit
April 12, 2012



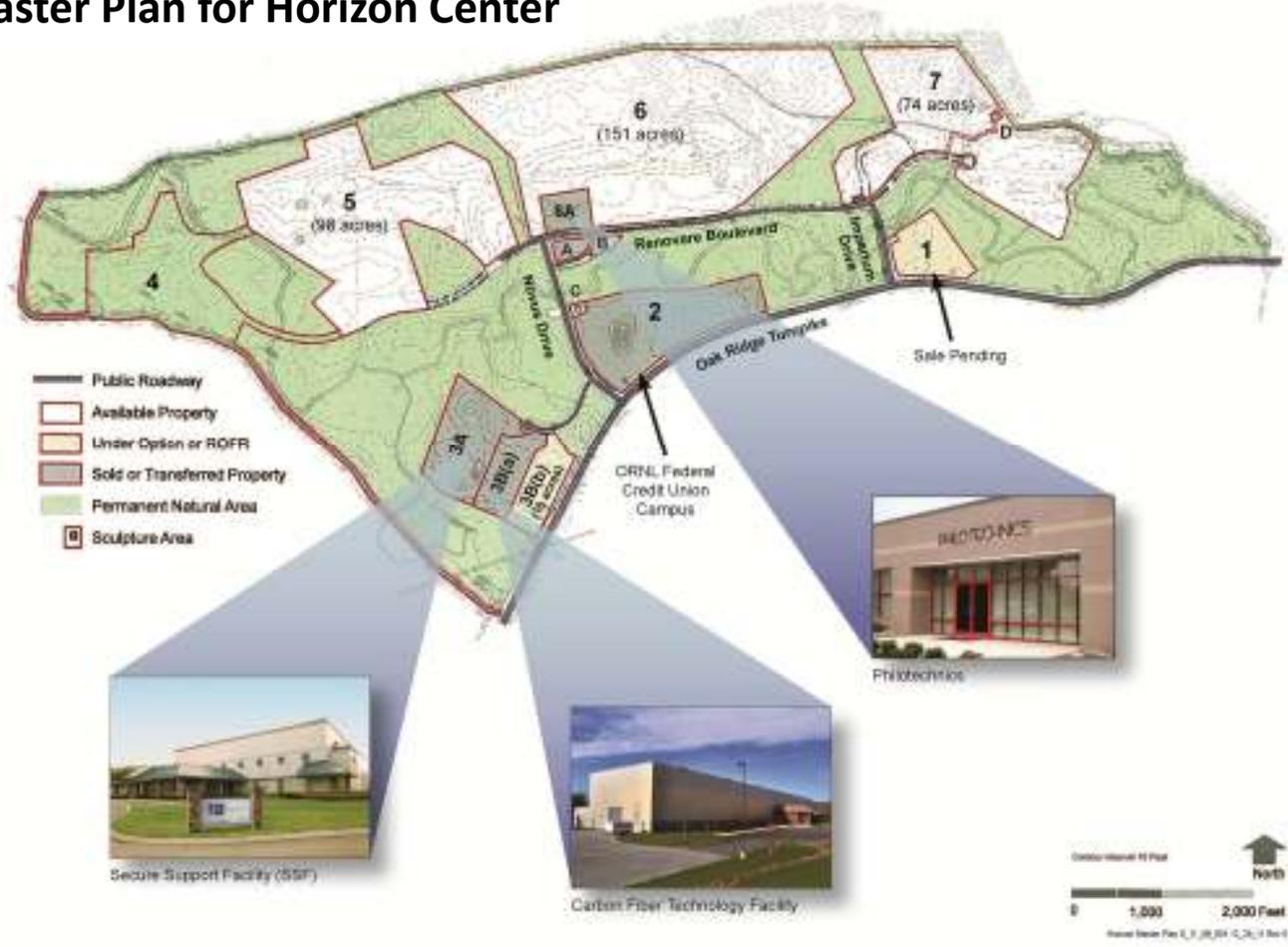
Horizon Center Owned by the Industrial Development Board of the City of Oak Ridge

- Located on State Hwy 58/Oak Ridge Turnpike
- Approximately 7 miles from I-40;
25 miles from I-75/I-40 split
- Park is 474 total acres
 - 333 total acres on 4 tracts currently available
 - 2 tracts suitable for subdivision (Lot 5 & Lot 7)
 - 92 acres sold or occupied
 - 49 acres held for conservation





Master Plan for Horizon Center





General Horizontal 15' Feet
0 1,000 2,000 Feet
North

Revision Date 16 March 2011

- 1 Lot 1 - 17 BF - 11.75 Acres - Currently Under Option
 - 2 Lot 1 - 17 BD - 37.88 Acres - ORNL Federal Credit Union
 - 3A Lot 1 - 18 BC - 21.17 Acres - Impact Bankers
 - 3B(a) Lot 1.01/1.02 - 19 BC - 10.00 Acres
 - 3B(b) Lot 1 - 19 BC - 10.32 Acres - Currently Under ROFR
 - 4 Lot 1 - 17 BA - 42.89 Acres - Conservation
 - 5 Lot 1 - 16 BB - 97.53 Acres
 - 6 Lot 1 - 16 BD - 151.18 Acres
 - 6A Lot 1.01-15 BD - 4.80 Acres - Photochemicals
 - 7 Lot 1 - 15 BF - 73.59 Acres
 - A Visitor's Center - Lot 2 - 16 BD - 2.12 Acres - CROET
 - B Lot 3 - 16 BD - 1.66 Acres - IDB
 - C Sculpture Area - Lot 2 - 17 BD - 1.55 Acres - IDB
 - D Cell Tower and Utility Easement - Located on Lot 1 - 15 BF - 0.90 Acres CROET
- Total Acres 473.88**

Horizon Center
Oak Ridge, Tennessee

A Development of the
Industrial Development Board
of The City of Oak Ridge
(865) 483-1321

Development Areas

Infrastructure at Horizon Center

- **Domestic Water** – 12" Ductile Iron Water Main & 16" Ductile Iron Water Main (providing 700 gpm at 100 psi capacity)
- **Sanitary Sewer** – 16" Gravity Main; 12" Gravity Main (700 gpm); 10" Gravity Main (540 gpm); 8" Gravity Main (340 gpm); 12" Force Main; 4" Force Main Sanitary Sewer manhole; City of Oak Ridge #1 Pump Station 700 gpm Capacity & City of Oak Ridge #2 Pump Station 100 gpm Capacity
- **Electricity** – 10 MW Overhead 13.2 kV 3-Phase Primary Feeder from COR Substation 900 and 10 to 40 MW 69 kV Overhead Transmission Line – Planning Stage (estimated cost \$750,000)
- **Natural Gas** – 2,000,000 CFD @ 60 psi
- **Fiber Connectivity** – served by AT&T owned fiber; a SONENT ring provides redundancy
- **Fire Protection** – ISO Class 3 with full hydrant system
- **Barge Terminal** – barge access available within 2 miles at Heritage Center
- **Rail Service** – available within 2 miles at Heritage Center

Covenants & Zoning

Covenants include but are not limited to:

- Building sites shall be used for advanced scientific & technological research, product development facilities, office, industrial and manufacturing uses
- Building materials for exterior walls to include stone masonry, brick, architectural concrete block or articulated concrete panels
- Set backs shall be in accordance with City of Oak Ridge IND-2 zoning regulations
- No temporary structures, kiosks, elevated storage tanks, or similar structures will be permitted
- A list of approved landscaping materials is available upon request
- Tenant responsible for pro-rata share of common area maintenance costs
- Park is zoned IND-2 which is defined by City of Oak Ridge Zoning Ordinance as “the principal use of land is for processing, manufacturing, assembling, fabrication and for warehousing”
- Park also encompasses IND-1 zoning which includes office, light manufacturing, R&D and distribution facilities



100 Flat Cleared Acres Ready to Build





Horizon Center Highest & Best Use

- Carbon Fiber cluster
- Research & Development
- Advanced manufacturing
- Automotive parts manufacturing
- Corporate Headquarters

**HORIZON
CENTER**
East Tennessee Technology Park



Industrial
Development
Board
of the City of
Oak Ridge

Additional info can be found at:

www.oakridgetn.org

www.naiknoxville.com

www.roanealliance.org

www.innovationvalleyinc.org

www.tvasites.com

www.fastfacility.com

**Kim K. Denton, CEcD
President/CEO
Oak Ridge Economic Partnership
Denton@oakridgetn.org
865-483-1321**





INDUSTRIAL DEVELOPMENT BOARD
CHAMBER OF COMMERCE
VISITORS BUREAU



Innovation Valley Partner

- The IDB's Industrial Parks
 - Roane County Industrial Park
 - Roane Regional Business & Technology Park

- Roane County Industrial Park
 - Located between Rockwood and Harriman
 - Along Highway 27
 - 3 miles from I-40 (exit #347)

Roane County Industrial Park



- Older, established park for heavy industry (zoned I-3)
- Home to 12 industries
- Rail service
- Approximately 120 acres still for sale
- Tracts range from 5 to 60 acres
- Infrastructure fully in place

RCIP Industries

- Kimble Chase Scientific Instruments – produces 80% of the disposable test tubes in use in the world today
- Thermo Fisher Scientific – warehouse/distribution
- Toho Tenax America – second largest carbon fiber producer in US
- Capstan Tennessee – manufactures powdered metal parts for Caterpillar
- Oldcastle Adams Building Products – masonry & ornamental concrete

RCIP Available Property

- Aleris property (\$1.1 million)
 - Privately owned
 - Fully served by utilities
 - 82 acres with 50,000 sf existing buildings

- Various parcels – around 120 acres total
 - IDB-owned
 - Fully served by utilities
 - \$15,000 acre

The City of Harriman

in association with

The Harriman Industrial Board

March 27, 2012

413 Devonia
Street
Dr. Hellman's
Office



**401
Devonia
Street**

Dentist Office



**415
Devonia
Street**

Dr. Bennett
Office



**Sleep
Clinic**



**312
Trenton
Street**



**427
Devonia
Street**



**319
Devonia
Street**



**317
Devonia
Street**



**Roane
Street**

Old Draper &
Darwin Building



**Annex
and
Three
Story**



Annex



**Roane
Medical
Center**



Roane County - Parcel: 018 059.00

18 ac Individual owner



Date Created: 3/27/2012

Roane County - Parcel: U18 U58.02

Inland Ports 47 ac +20.6 + 10.8

+14.6



Date Created: 4/12/2012

Roane County - Parcel: 018 058.00

Harriman IDB 91 ac



Date Created: 4/12/2012



Fiske Heights Housing Dev.

Industrial Park Land - 92 Acres

The City of Harriman and Harriman Industrial Board

- All properties are currently owned by the City of Harriman
- Properties transferred into IDB's name
- Most properties lie within and Urban Renewal and Revitalization District
- Prices are negotiable
- Letters of intent are entertained
- Thank you!

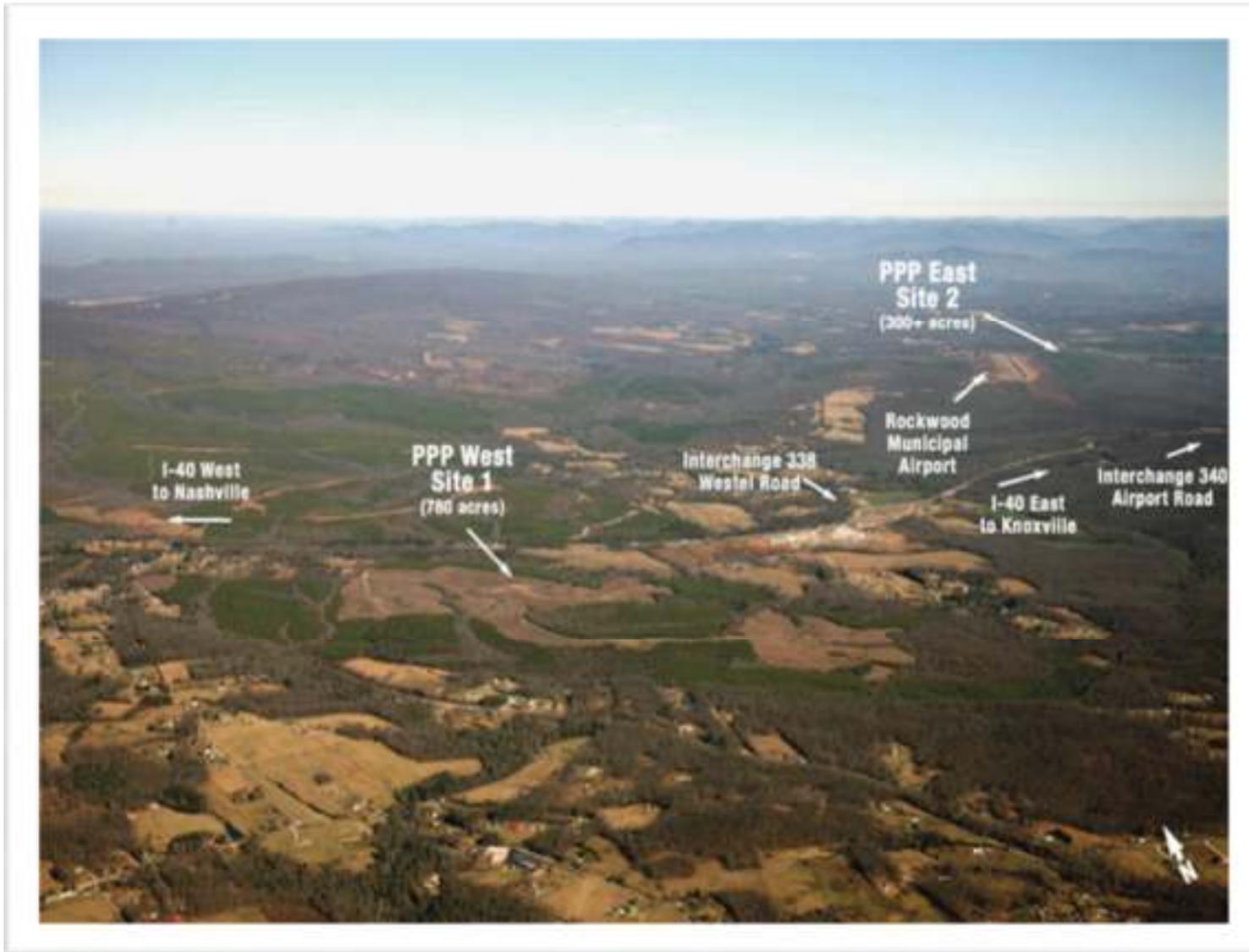
Plateau Partnership Park

**An Industrial Development Enterprise of
Cumberland, Morgan and Roane Counties**

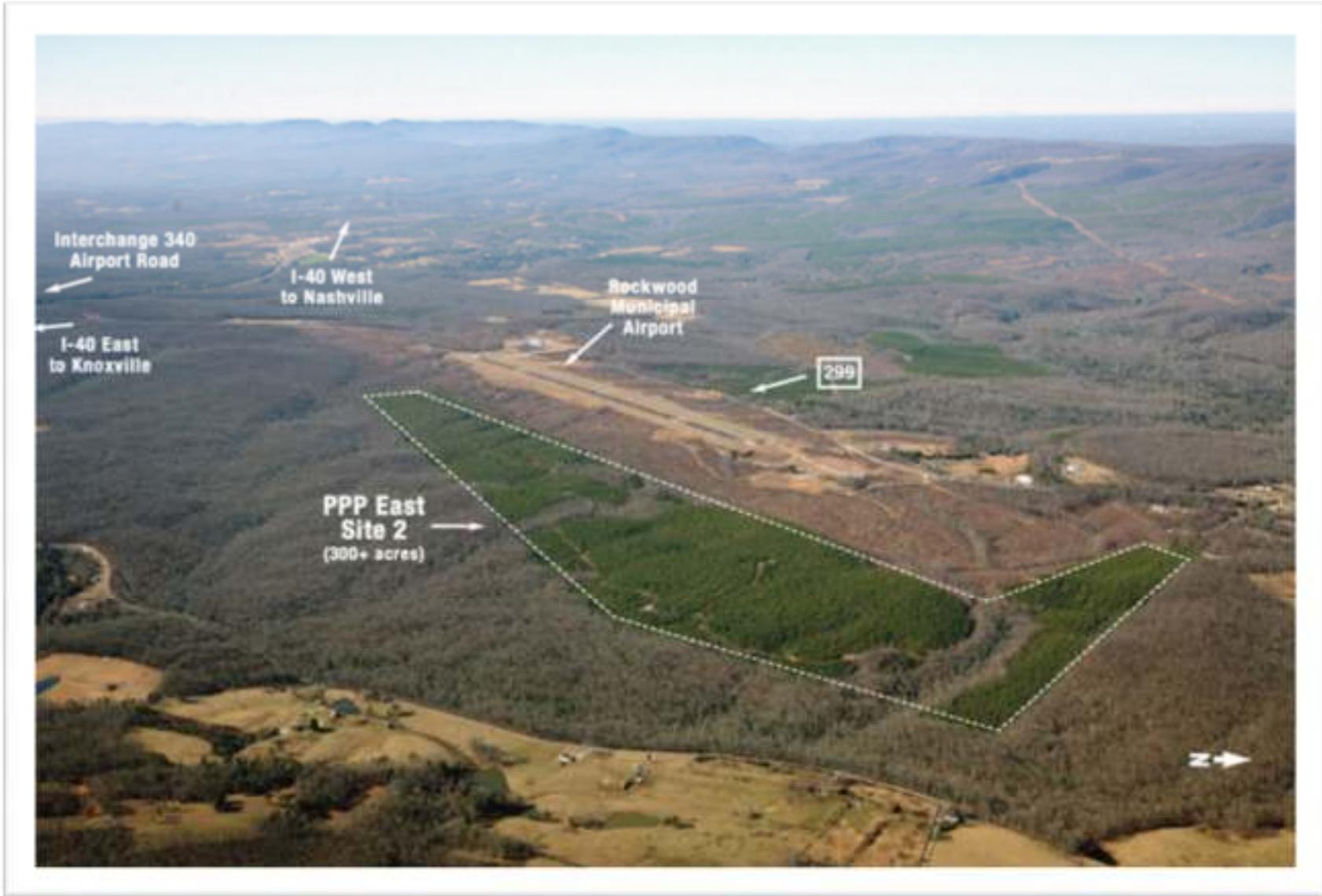
Roane County Industrial Inventory Summit

April 12, 2012





Aerial Photography of Plateau Partnership Park



East Campus

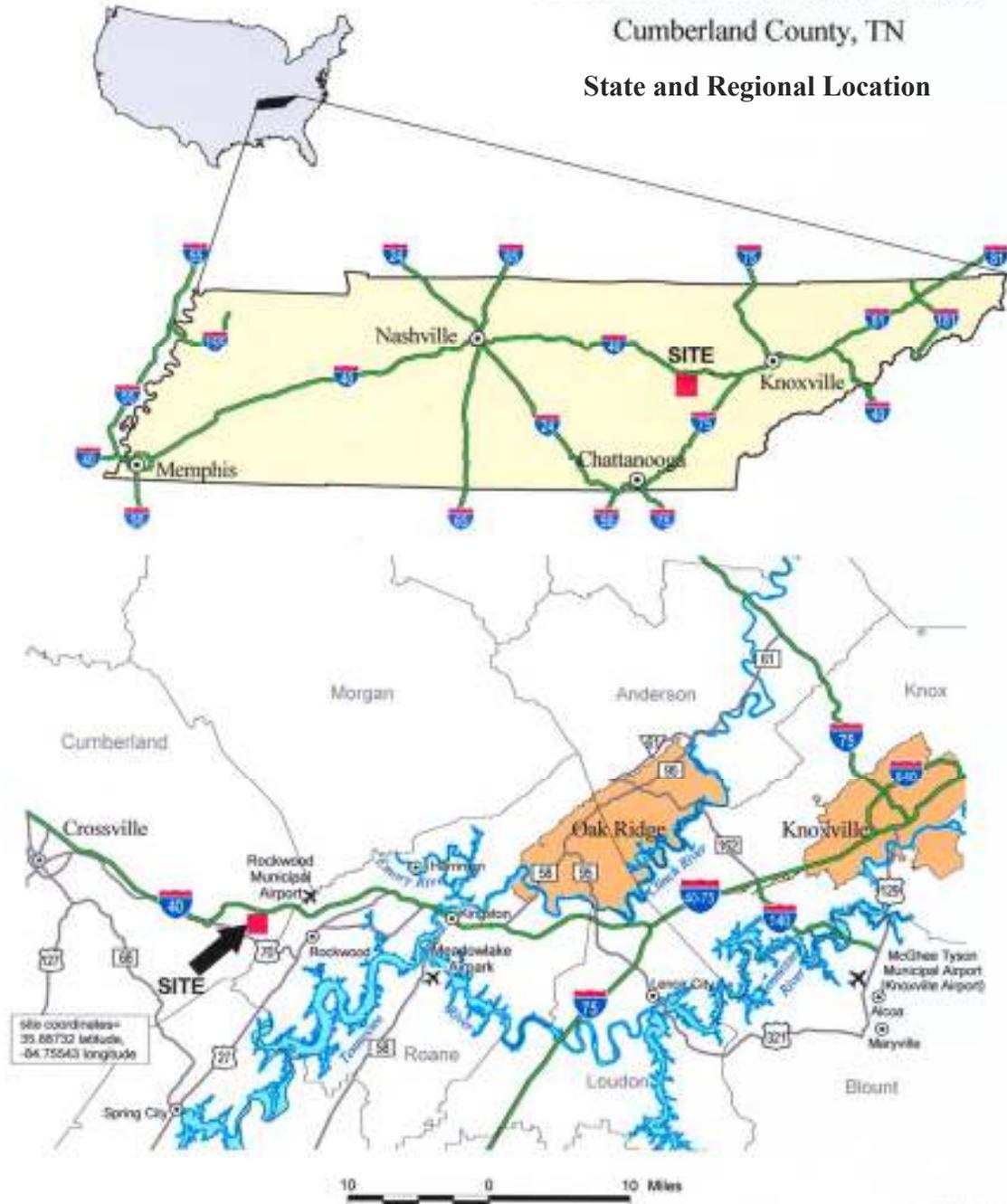


West Campus

PLATEAU PARTNERSHIP PARK

Cumberland County, TN

State and Regional Location



History

- ❖ Industrial Development Board of Cumberland, Morgan and Roane Tennessee formed
- ❖ Three board members appointed from each County
- ❖ Each County commits \$2,500,000 to capitalize the project
- ❖ 1080 acres purchased in two tract of 780 acres and 300 acres respectively in 2007

Progress to Date

Completed various surveys, studies and reports with concentration on West Campus

- ❖ Preliminary Engineering Report assuming full build-out
- ❖ Wetlands Identification
- ❖ Habitat Evaluation
- ❖ Archeological Survey
- ❖ Preliminary Geotechnical Assessment
- ❖ Rail Service Evaluation

Opportunities and Constraints

Opportunities

- ❖ Large tracts of land
- ❖ Topography
- ❖ Adjacency to I-40
- ❖ Availability of Rail Service
- ❖ Adjacency to Rockwood Airport

Constraints

- ❖ Lack of adequate infrastructure especially a wastewater system

Current Activities

Economic Development Administration Planning Grant

- ❖ Concentration on planning for development of first 100 acres in the West Campus
- ❖ Explore solutions to wastewater issue
- ❖ Identify target markets

TVA SOC Grant

- ❖ Provide two foot contour interval aerial topographic survey for 780 acre West Campus

Sustainable Development Focus

- ❖ On-site wastewater treatment such as constructed wetlands and membrane bioreactors
- ❖ “Gray water” system for irrigation, cooling towers, toilet flushing and other non-potable uses
- ❖ Innovative storm water systems such as bioswales rather than curb and gutter
- ❖ Solar Farm

Various Properties Identified for Sale or Future Marketing Opportunities

Commercial and Industrial Properties

All available properties not included

www.roanealliance.org

April 2012

ArcelorMittal - \$6,000,000
2404 S. Roane Street - Harriman





Roane Alloys Site - \$1,194,000
Black Hollow Road - Rockwood





Roane Alloy Site



Roane Alloy Site

Softball Academy Building - \$225,000
139 Cardiff Valley Road – Roane County Industrial Park



Taylor Property - \$222,000
Black Hollow Road – Rockwood



CardiffValley Properties Building – Lease rate \$2.50 s.f. – Sale price negotiable
503 CardiffValley Road - Roane County Industrial Park



Aleris Property – \$1,100,000
397 Black Hollow Road - Roane County Industrial Park





Energy Solution Gallaher Road Site



Energy Solution Gallaher Road Site



Michael Dunn –Gallaher Road Site



Michael Dunn –Gallaher Road Site



Michael Dunn –Gallaher Road Site











Name	Agency	E-mail
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Mik HARVEJ	"	"
Johnny Presley	Cumb Co. Comm.	
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