

Unsealed by Board of Commissioners 04/13/2015.

SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
August 13, 2012 – CLOSED SESSION

Per NCGS 143-318.11 (a) (3) to consult with an attorney, (4) to discuss matters relating to the location or expansion of industries or businesses, and (5) to discuss potential acquisition of real property, closed session was entered into at 9:10 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Hogsed and Phillips, County Manager Artie Wilson, County Attorney David Neumann, Planning and Economic Development Mark Burrows and Clerk to the Board Trisha Hogan.

Planning and Economic Development Director Mark Burrows reported that there has been a great deal of activity with regard to economic development projects and other potential projects. He updated Commissioners on these projects and sought guidance on how best to assist these businesses.

Oskar Blues Brewery: The owner and his team have moved forward and acquired the former Jennings Truss Plant in the Jennings Industrial Park. This is the site where the manufacturing, brewing and distribution will occur. They intend to employ 42 people at this site with an average wage in the \$30,000's per year plus benefits. Oskar Blues has expressed no interest in seeking grant funds to help with the business. They plan to invest a significant amount in acquiring the property and installing new machines and equipment over a three year period. They intend to be operating by December of this year.

The owner is looking for a downtown location to open a retail shop which will hopefully occur over the next six months. The retail side of the business will employ approximately 40 people but at lesser wages than the manufacturing side.

Mr. Burrows reported that Transylvania County does have a qualified workforce to fill these jobs. Also, the owner will be one of the speakers at the upcoming annual meeting of the Transylvania Partnership. Mr. Burrows suggested that Commissioners think of an appropriate way to recognize Oskar Blues. *(This portion of the minutes was unsealed by the Board of Commissioners on March 25, 2013.)*

Brisbane Medical: Mr. Burrows has been working with individuals to help locate the medical packaging efforts associated with an existing Transylvania County manufacturer. Job creation potential is 40 net new jobs with salaries ranging from \$17-\$30/hour plus benefits. New investment would be approximately \$6 million over three years. Other economic allies assisting with this project include the NC Department of Commerce, Blue Ridge Community College and PSNC. This project could be eligible for a NC Rural Center building reuse grant depending on the location.

There are two potential sites in Transylvania County that Brisbane Medical has expressed interest. The first is an existing vacant manufacturing building; however, at this time no price or commitment has been offered by the owners. The second site is either expanding the medical packaging area at an existing facility or buying property from the existing manufacturer and building a new 30,000 sq. ft. facility.

Mr. Burrows sought guidance from Commissioners on how best to assist Brisbane Medical. He has already discussed the County's economic incentive policy with the owner and discussed grant opportunities with the One NC Fund and building reuse grant. Mr. Burrows noted that the company is looking at a site in Wisconsin as well as in Transylvania County. He believes Brisbane Medical will likely work with the existing manufacturer to seek expansion on that facility's site. The build-out would take approximately one year. The Manager suggested a letter from Chairman Hawkins to the owner of Brisbane Medical thanking him for his visit to Transylvania County and encouraging him to consider

locating here. Commissioner Chappell suggested also sending the owner a copy of the video that was made for the Sesquicentennial. Chairman Hawkins agreed to draft a letter and will send to Commissioners for their review.

Renova: Mr. Burrows reported that the NC Department of Commerce is working with a company similar to Gaia Herbs that needs 400,000 sq. ft. and plans to employ 495 people. They believe the Renova site would be a good fit for this business. Mr. Burrows commented that it might be somewhat difficult to get a site consultant visit but that he had volunteered to host a site visit to Transylvania County. He is waiting to hear back from the Department of Commerce about a site consultant visit. He will keep the Board updated on this potential project. Should a site visit take place, he would work with representatives from Renova and Prudential.

Penrose Commercial, LLC: Mr. Burrows recently met with the owner of Penrose Commercial, LLC to discuss ongoing efforts for a biodiesel project and to learn more about his interest in developing or selling his property for industrial/manufacturing uses. The owner remains committed in helping the County recruit the biodiesel project. The owner made an offer to Transylvania County to sell approximately 12-14 acres at \$40,000 per acre. Mr. Burrows noted that there is no public water or sewer to this site so it does not qualify to become a certified industrial site.

By consensus, Commissioners were not interested in making an offer to purchase the property but instructed Mr. Burrows to continue working with the owner to help him find opportunities for his property.

Commissioner Chappell also suggested following up with the owner of Pisgah Labs who offered property to the County. Mr. Burrows will follow up.

Project Bear: Mr. Burrows reported that this project is not moving forward at this time because of financing issues; however, the owner is sincere about making the project a reality.

Brevard Lumber Company: The Brevard Lumber Company is under new ownership and the owner has great plans for the property. Mr. Burrows will introduce the new owner to the Manager and Chairman Hawkins. *(This portion of the minutes was unsealed by the Board of Commissioners on March 25, 2013.)*

Surface Arts/America Carolina Lighting: The Manager reported that there has been no resolution to the grant issues as of yet. He and Mr. Burrows are working to have the grant repayment requirement waived and at this time are still waiting for a response from the NC Department of Commerce. The deadline for the grant closeout is in September and a public hearing must be held before the closeout can occur.

Chairman Hawkins moved to leave closed session, seconded by Commissioner Chappell and unanimously carried.

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board