

Unsealed by Board of Commissioners 04/13/2015.

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

Per NCGS 143-318.11 (a) (3) to consult with an Attorney (4) to discuss matters relating to location or expansion of industries or businesses and (5) potential acquisition of real property, closed session was entered into at 8:07 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Hogsed and Phillips, County Manager Artie Wilson, County Attorney David Neumann and Clerk to the Board Trisha Hogan.

The Manager reported that he and Planning and Economic Development Director Mark Burrows met with a local business owner after learning that the owner was exploring moving and expanding his business to another county because there is no available building space in Transylvania County to suit his needs. The business owner needs a 60,000 sq. ft facility with 5,000 sq. ft. of office space, 20 ft. high ceilings, temperature and humidity controlled, water and sewer capabilities, and multiple loading docks. The Manager suggested to him the possibility of allowing the County to explore opportunities that would allow him to keep his business here and he was amenable to exploring this idea further.

One possibility is to construct a shell building to meet the business owner's needs and leasing it to him to cover the cost of a loan. The Manager estimated the cost of a turnkey facility, including the costs to meet UDO requirements, architectural fees, and property acquisition at \$4 million. He pointed out that TVS owns property in the Jennings Industrial Park and he would like to find out if the property is for sale and determine what a selling price might be.

The Manager discussed borrowing rates and the cost of paying back a loan. He noted that the City of Shelby recently completed a project of this sort and was able to secure grant funding to help cover the costs. If allowed to move forward, the Manager assured Commissioners staff would be exploring grant funding opportunities as well.

Commissioners discussed the possibilities at length and by consensus instructed the Manager to offer the following possibilities to the business owner, offering a long-term lease with the option to purchase:

1. Construct a shell building, potentially on TVS-owned property at Jennings Industrial Park which would require property acquisition;
2. Construct a facility on County-owned property at Calvert;
3. Purchase, up-fit and expand available vacant facility (Peter Vitalie building) in the County.

Commissioners also asked staff to consider the possibility of constructing a facility larger than 60,000 sq. ft. to meet future economic development needs in the County.

The Manager and Mr. Burrows have scheduled a meeting with the business owner in mid-November and will offer these possibilities to him and discuss with him what his needs are and what possibilities he would be amenable to. He will report back to the Board his findings. Commissioners expressed their desire to make every effort to keep the business located here in Transylvania County.

**Commissioner Chappell moved to leave closed session, seconded by Commissioner Phillips and unanimously carried.**

ATTEST:

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Mike Hawkins, Chair  
Transylvania County Board of Commissioners

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Trisha M. Hogan, Clerk to the Board

11/13/2012