

Unsealed by Board of Commissioners 04/13/2015.

**SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
December 10, 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 8:22 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Hogsed and Lemel, County Manager Artie Wilson, County Attorney David Neumann and Clerk to the Board Trisha Hogan.

The Manager reported that since the last meeting he, Planning and Economic Development Director Mark Burrows, and an architect visited with a local business owner, at the direction of the Board of Commissioners, who is considering moving and expanding his business to another county because there is no available building space in Transylvania County to suit his needs. At the previous closed session meeting, Commissioners asked staff to offer the business owner the following possibilities, along with a long-term lease:

1. Construct 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 square feet to meet future economic development needs in the County.

The meeting with the business owner occurred in mid-November and he was offered the above possibilities. The response given by the business owner was that he would be able to work within the range of \$4.25 per square foot. As a result, staff and the architect analyzed his building requirements. The architect quickly designed a drawing to show the layout of what a building to meet his needs might look like; however, the building size needed increased from 60,000 square feet to 105,000 square feet. The architect is now working to determine an estimated cost to construct a building of this size.

The Manager reported that he has spoken with TVS about property it owns and the possibility of TVS selling the land is open. Land acquisition costs and the building construction costs will determine the cost per square footage.

The Manager believes there is a real advantage to the business owner remaining in Transylvania County and being able to lease or purchase a building that meets his needs. The work staff has been doing will help determine if such a building can be constructed and that the business owner enters into a long-term contract that will cover the cost, such that there is no cost to taxpayers. Staff is trying to move this process forward quickly.

The Manager hopes to have some more firm figures in the next couple of weeks. From there, discussions need to occur with the business owner about whether or not he is willing to enter into a long-term lease with the County at whatever rate per square footage it turns out to be. If the business owner is not willing to do so, then Commissioners need to decide whether or not to pursue this any further, including considering the possibilities of attracting new business/manufacturing by having available building space.

Commissioners suggested setting out a realistic time schedule with the business owner so the County will have time to pursue grant funding opportunities as well. Otherwise any additional costs of fast-tracking this process will be passed to the business owner through the lease payment.

Commissioners consulted with the County Attorney about lease options and discussed at length the County's Incentive Policy. Commissioners asked the Manager to ensure the County is made aware of the owner's business plan in order to understand and stay updated on how the project is moving forward.

The Manager will report back to the Board at the next meeting with more firm figures on the cost of this project. Until then staff will continue to meet with all those involved. The next Board of Commissioners' meeting is scheduled for January 14, 2013.

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

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board