

Unsealed by Board of Commissioners 04/13/2015.

**SEALED MINUTES**  
**TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS**  
**May 13, 2013 – CLOSED SESSION**

Pursuant to NCGS 143-318.11 (a) (3) to consult with an attorney and (a) (4) to discuss matters relating to the expansion of an industry, closed session was entered into at 8:30 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Hogsed and Lemel, County Manager Artie Wilson, Planning and Economic Development Director Mark Burrows, County Attorney Tony Dalton and Clerk to the Board Trisha Hogan.

Project Martyn

Planning and Economic Development Director Mark Burrows provided an update on Project Martyn. Project Martyn is a startup company based out of the United Kingdom and has the potential to bring 800 jobs to the County, with an investment of approximately \$250 million. The company would require a 300,000 sq. ft. facility and roughly 35 acres. The company would be assembling a vehicle in which the body would be a molded plastic with the color imbedded into it so no painting would be involved. The body and engine would then attach to a chassis.

Recently, Mr. Burrows, along with Chairman Hawkins and the Manager, met with representatives from Renova Partners and AdvantageWest and the developer and made a site visit to the Renova site (old Ecusta site). He reported the meeting as being very successful. Transylvania County is competing with four other counties in the AdvantageWest region and is the only county in the CarolinaWest region vying for these jobs. Two other states are competing for this project as well.

Rail access is a major driver of this project and fortunately there is rail to the site. Mr. Burrows is meeting with representatives of Norfolk Southern next week to discuss the possibilities. He reported that Renova Partners seems really engaged and they intend to provide answers to several questions posed by the developer. One of the questions pertains to utilities and who is responsible for extending utilities to the pad. Mr. Burrows estimated the cost of extending utilities to be in the \$150,000-\$250,000 range. The developer also requested the ability to provide parking spaces for 800 employees. Renova located an area in the floodplain that they would be willing to give the developer at no cost. This offer reduces the need for acreage to 25 acres. This idea has been approved by the financing agency for Renova. The cost of land is also a huge component. Mr. Burrows noted that the developer was pleased with the Davidson River Village concept for the site. Another question by the developer was whether the County could provide the labor force to fill 800 jobs. Mr. Burrows is confident that the interest for these jobs will come from Transylvania County as well as south Buncombe and Henderson Counties.

Mr. Burrows asked for guidance from the Board about the utilities because he needs to be able to provide answers to this and other questions by May 28 in order for the County to continue being considered as a location for Project Martyn. He noted that this project could jumpstart the Connector Road being built because the State will see this as a huge economic development boost for the County and the region. The developer intends to make a decision about the project within a year.

As far as incentives go, one of the challenges is this being a startup company because there is no past financial data to review. There may be the opportunity to apply for grants to pay for the extension of utilities. There are probably no grants available to help cover the cost of rehabilitating the rail line since Norfolk Southern is a private entity, just as is Project Martyn.

By consensus, Commissioners instructed Mr. Burrows to respond to the utilities question saying that the County can be responsible for extending utilities. If this project were to come to fruition, Commissioners

would consider the details at a later time. The Board's consensus keeps the County in the "funnel" for economic development in an effort to bring Project Martyn to Transylvania County.

#### Project Bottle

Mr. Burrows reported that Project Bottle continues to be a challenge. Staff inquired with the business owner about whether or not his bank would allow him to obtain a loan on property he leased. The bank agreed but the business owner is unaware of how long the lease would need to be. Mr. Burrows intends to follow up on that issue.

Another challenge is that the business owner is concerned about other potential economic development projects going on in the County and could very well make some decisions based on moves by the County.

The business owner still has not spoken with TVS about purchasing property and wishes for this issue to remain confidential. The Manager and Mr. Burrows have encouraged the business owner to establish a relationship with TVS.

The number of new jobs potentially being created by the expansion has been reduced to 10. The bottle project is no longer a component right now. There is still a need for a 65,000 sq. ft. facility with capacity to expand.

Commissioners are very supportive of the business owner. The Manager suggested exploring possible Golden Leaf Foundation grants that would assist the County in purchasing the TVS property. If that could occur, many other options could open up between the County and the business owner. Staff will continue working with the business owner as needed.

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

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Mike Hawkins, Chair  
Transylvania County Board of Commissioners

ATTEST:

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Trisha M. Hogan, Clerk to the Board