

Unsealed by Board of Commissioners 5/8/2018.

**MINUTES**  
**TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS**  
**August 24, 2015 – SEALED CLOSED SESSION**

Pursuant to NCGS 143-318.11 (a) (4) to discuss matters relating to the location or expansion of business in the area served by this body, closed session was entered into at 9:45 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Lemel and Phillips, County Manager Jaime Laughter, Transylvania Economic Alliance Executive Director Josh Hallingse, County Attorney Tony Dalton and Clerk to the Board Trisha Hogan. Commissioners held the closed session meeting in the Arthur C. Wilson, Jr. Conference Room.

Transylvania Economic Alliance Executive Director Josh Hallingse presented Commissioners with a potential economic development project called Project Ginger. Project Ginger involves a craft brewery startup. The owner lives in the region and has identified space in two counties in which to locate his business.

The owner intends to invest \$575,000 in the first year of operation and \$100,000 annually. Over a five-year period, he plans to create 23 jobs with benefits at a wage level higher than the County's average wage. His timeframe for making a decision on a location is October. The owner has purchased equipment and is ready to move forward; he just needs to nail down a location.

Mr. Hallingse scored the business with 65 points for incentive package purposes which allows Commissioners some flexibility with an incentive package offer. He reported that the owner's decision is not contingent on the County's offer, but it makes the County more competitive. The owner is also trying to leverage outside grant opportunities, such as the Building Reuse grant. The County's incentive package would qualify as a match to this grant. Mr. Hallingse noted any support from the County would be performance-based.

After discussion, Commissioners agreed to offer an incentive package of 50% grant-back of taxes over a four-year period. Mr. Hallingse will report back to the Board whether or not the package was acceptable and then the County will move forward accordingly.

**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

08/24/2015