

Unsealed by Board of Commissioners 04/13/2015.

**SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
May 28, 2013 – CLOSED SESSION**

Per NCGS 143-318.11 (a) (3) to consult with an attorney, (a) (4) to discuss matters relating to the expansion of an industry, and (a) (5) potential acquisition of property, closed session was entered into at 10:00 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 Bottle

Planning and Economic Development Mark Burrows has learned that the business owner has received incentives from others to relocate. Transylvania County now needs to determine what it can do to help the business owner remain here and potentially expand. Mr. Burrows provided three possible incentive package alternatives for the Board's consideration. The business owner intends to make an investment to create 10 net new jobs, more with future expansion; however, the County stands to lose 30 jobs if the business relocates to another county.

The business owner still wishes this information to remain confidential.

The County's current incentive policy is essentially a grant back in taxes over a period of five years at 100%.

The incentive options Mr. Burrows offered for the Board's consideration include the following:

- A. \$100,000 performance-based grant back of taxes for a period of six years as a way to recognize the value of both new and existing jobs; with permission from business owner, ask City of Brevard to consider a similar performance-based grant; inform business owner that they must negotiate directly with TVS on the sale of property
- B. Upfront incentive to retain existing jobs with performance-based grant over five years (25 jobs x \$3,000/job = \$75,000); create 10 new jobs and upfront grant in the amount of \$50,000; performance-based grant back of taxes at 100% over five years; inform business owner that they must negotiate directly with TVS on the sale of property
- C. Transylvania County agrees to purchase the property at TVS and lease to business owner for \$1/year and seek payment in the sixth year and reimbursement of the outstanding balance of the purchase price of the property

Mr. Burrows has not been able to determine grant opportunities from the State. There can be no input with the City of Brevard until he receives permission from the business owner. He asked for direction from the Board so he can present an incentive package to the business owner this week.

After discussion, it was the consensus of Commissioners to offer option B to the business owner, with the stipulation that their existing grant be fulfilled and the incentive grant will be performance-based. The grant is also contingent upon the business owner purchasing property and constructing a new building. There is no commitment of funds on the County's part unless the business owner complies with these stipulations. Also, Commissioners must hold a public hearing before such an incentive grant is approved, providing it is accepted by the business owner.

Commissioners want to send the message to the business owner that the County values the business and it being located here in Transylvania County.

Project Martyn

Mr. Burrows reported that he has been working with Renova Partners to provide answers to several questions posed by the developer. Norfolk Southern is also engaged and interested in this project and also provided some guidance in responding to the questions asked. The project developer is meeting personally with Renova Partners next week which is very promising.

Mr. Burrows reminded Commissioners that this is a startup company; however, they appear to have the financing for the project. As appropriate the County will begin to engage its economic allies, including the City of Brevard.

Commissioners discussed Renova Partners' asking price for the 35 acres of property. If the project progresses, staff will determine how to buy-down the cost of the land. Mr. Burrows will also be seeking grant opportunities with the State.

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

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board