

Unsealed by the Board of Commissioners on 2/12/2024.

MINUTES
TRANSYLVANIA COUNTY BOARD COMMISSIONERS
July 10, 2018 – CLOSED SESSION

Pursuant to NC General Statute 143-318.11 (a) (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, options, exchange or lease, the third closed session was entered into.

Present were Chairman Chapman, Commissioners Chappell, Hawkins, Lemel and Phillips, County Manager Jaime Laughter, County Attorney Misti Bass, and Clerk to the Board Trisha Hogan.

Closed Session #3-Offer to Purchase Property

The Manager reported she met with the City Manager at his request. He expressed his desire to work together with the County to make a downtown Courthouse option easy for the Board of Commissioners. She attended a meeting with the City Manager and a developer. The developer has the property at the bottom of the hill adjacent to the current Courthouse under contract. The developer presented a conceptual idea to develop the property and expressed his desire for a letter of intent from the County for a parking garage so he could present it to his investors.

The developer had suggested a secure level for inmates and a skywalk connecting to the current Courthouse. The Manager informed the developer the skywalk was unrealistic unless there were no separate facilities for the public and inmates. She further informed him the County would not be ready with a downtown plan for a courthouse in the immediate future and that the Board of Commissioners has no desire to exercise eminent domain to acquire downtown property. The Manager also informed the developer that North Carolina laws govern government property disposal. The City Planning Office informed the developer he could rotate his parcel in such a way as to avoid having to purchase County property if needed.

The developer made an offer to purchase the County-owned property at \$75,000. The tax value is \$150,000. The offer is low by tax value standards, as well as by what the developer is paying for surrounding parcels. If the Board of Commissioners accepts his offer, it must be done in open session, and then staff must begin the upset bid process. Regardless, the Manager is obliged to bring forth the offer to Commissioners for their consideration. Her recommendation was to respond that the County cannot dispose of property without at least an offer at market value. Furthermore, work on a new courthouse has ceased.

Commissioners were unanimous in their stance that the County has no property for sale at this time, including the property adjacent to the Courthouse. Additionally, until the issue with siting a courthouse is resolved, the County intends to hold onto the property. The Manager was instructed to convey this message to the City of Brevard and developer.

Chairman Chapman moved to leave closed session, seconded Commissioner Lemel and unanimously carried.

ATTEST:

Larry L. Chapman, Chairman
 Transylvania County Board of Commissioners

Trisha M. Hogan, Clerk to the Board

07/10/2018