

Unsealed by the Board of Commissioners on 11/13/2023.

**MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
January 13, 2020 – CLOSED SESSION**

Per 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, option, exchange, or lease, the second closed session was entered into. Present were Chairman Hawkins, Commissioners Cathey, Chappell, Guice and Lemel, County Manager Jaime Laughter, County Attorney John Kubis and Clerk to the Board Trisha Hogan.

EMS Base Station/Ingles

The Manager reported that staff have been exploring property in the Brevard area that would serve as an appropriate location for a new EMS base station. The current facility is in poor shape and the location is not ideal for rapid deployment due to traffic volume and patterns. The County received two appraisals on the building and land valued in the \$385,000-\$440,000 range.

In the meantime, Ingles Markets, represented by Spake Realty, has expressed interest in purchasing the County-owned property on which the EMS base station sits due to its location to their business and its importance to their future operations. The County does not have to accept any offer at this time; however, a new location for the EMS base station is in fact very much needed.

Should the Board of Commissioners accept an offer from Ingles, it would have to be done in open session. NC General Statutes governs how local governments may dispose of property, so the County is not allowed to sell the property to them outright. The two options allowed are by upset bid or sealed bid. If the Board of Commissioners wishes to move on an offer now, it would have to be with the understanding that the County may not be able to vacate the premises for a period of at least 24 months since the County has yet to purchase additional property for a new EMS base station.

The Manager shared there is a 2-acre lot at the corner of Ecusta Road and Morris Road that would be ideal for an EMS base station, particularly because it could accommodate rapid deployment needed for this type of activity. The property has a tax value of \$45,000. It is not for sale at this time, but the owner, Brevard Community Church, has expressed possible interest in selling.

The Manager also shared there is also the option of offsetting the purchase cost by exchanging property with Ingles, but this is a tricky process and less straightforward.

After discussion, Commissioners directed the Manager to pursue the Brevard Community Church property. If the County can secure it for an EMS base station, it helps to negotiate a timeline for selling the current property adjacent to Ingles. The Manager added she will research any environmental documents that have been filed on the property due to its proximity to the former Ecusta plant. The Manager will wait for further correspondence from Ingles and will bring back any offer she receives from them before the Board for their consideration.

Chairman Hawkins moved to leave closed session, seconded by Commissioner Cathey and unanimously approved.

ATTEST:

S://Mike Hawkins, Chair
Transylvania County Board of Commissioners

S://Trisha M. Hogan, Clerk to the Board

01/13/2020