

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
September 14, 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 terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease, the fifth closed session was entered into. Present were Chairman Hawkins, Commissioners Chappell, Dalton, Guice and Lemel, County Manager Jaime Laughter, County Attorney Bill Bulfer (participating via Zoom meeting software), and Clerk to the Board Trisha Hogan.

Closed Session #5 – Property Negotiation: EMS Base Station to Ingles

The Manager updated the Board on property negotiations with Ingles Corporation for the lot where the current EMS Base Station is located. Ingles contacted the Manager earlier this year with an interest in purchasing the lot. They ordered an appraisal which valued the property at \$360,000 and made an offer to purchase at \$370,000. The tax value is \$1 million. The Manager responded to them that the offer was not motivating enough for the County to vacate the current site and move forward with building another EMS Base Station. Their recent contact with the Manager was to inquire about an offer that would be motivating to the Board.

The Manager pointed out that regardless of whether the County agrees to a sale, the property would not be vacated for at least two years until property is secured for a new EMS Base Station. The estimated cost of building a new facility is \$1.8 million.

The Manager noted that the sale would also have to occur using disposal methods required by law and in this case, it would be through the upset bid process. The Board would first have to accept the offer to initiate the upset bid procedures.

The Board agreed the property is valuable and should be treated as such. They instructed the Manager reject the offer and inform that the County could not vacate the property for two years.

In the meantime, the Board also instructed the Manager to find out what the Ingles Corporation intends to do with the former Kmart building because it could be of strategic use to the County.

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

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

ATTEST:

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