

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
November 9, 2020 – CLOSED SESSION

Pursuant to North Carolina General Statute § 143-318.11 (a) (5) To establish, or 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 third closed session was entered. Present were Chairman Hawkins, Commissioners Chappell, Dalton, Guice and Lemel, County Manager Jaime Laughter, Assistant County Manager David McNeill, County Attorneys Bill Bulfer and John Kubis, Transylvania Economic Alliance Executive Director Josh Hallingse, Commissioners-elect Larry Chapman and Teresa McCall, and Clerk to the Board Trisha Hogan. The Attorneys participated via Zoom meeting software.

Closed Session #3 – Economic Development – Project Whooping Crane

Transylvania Economic Alliance Executive Director Josh Hallingse updated the Board on Project Whooping Crane. It is an existing biotech/pharmaceuticals sector business located in Transylvania County. The company is planning an expansion to include the addition of new buildings, equipment, and personnel. The expansion will occur over a five-year period in two major phases. The first phase will include expansion of its existing facility at \$5.2 million. The second phase investment of more than \$10 million will add a second building to their global operation. The total investment over a five-year period is expected to total \$15.7 million. 35% of the investment will be in real property. The bulk of the investment is in business personal property. The company also plans to expand their employment base. The project anticipates adding 60-80 new full-time jobs with average wages equal to approximately \$48,000 annually plus fringe benefits. Positions will be in nonprofessional and professional occupations. The expansion will make the local facility their North American headquarters. Mr. Hallingse is working with the State on incentives as well. The company hopes to finalize its expansion plan in December 2020 and break ground immediately thereafter.

According to the County's Economic Development Incentives Policy scoring card, this project, based on the parameters given, scored 100 out of 100. Mr. Hallingse ran a calculation based on the investment portfolio for this project over six years at the 90% threshold for tax incentives. He encouraged the Board to be aggressive in its incentive offering because it is an existing company that has robust expansion plans that are in the best interest of the community.

It was the consensus of the Board to accept the incentives proposal. The Board agreed to schedule a public hearing for their December 14 regular meeting.

S://Jason R. Chappell, Chairman
 Transylvania County Board of Commissioners

ATTEST:

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