

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

**MINUTES**  
**TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS**  
**May 24, 2021 – CLOSED SESSION**

Per North Carolina 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, a closed session was entered into at 9:20 p.m. Present were Chairman Chappell, Commissioners Chapman, Dalton, Guice, and McCall. Also present were County Manager Jaime Laughter, Clerk to the Board Trisha Hogan, and participating remotely via Zoom meeting software, Natalia Isenberg.

Closed Session #1: Property Acquisition for EMS Base Station

In previous closed sessions, the Board supported the purchase of property on Morris Road for the purpose of constructing a new EMS base station. Staff was instructed to begin preparing the paperwork to complete the purchase of the property. The Board also instructed staff to begin discussions with Brevard Community Church about a possible land swap for the corner lot which is the more ideal location for an EMS base station. During this closed session, the Manager informed the Board that staff closed on the purchase of the property on Morris Road. The County remains interested in a potential land swap for the corner lot. Discussions with Brevard Community Church netted an interest in the property swap. The County-owned lot is more desirable for their interests.

The Manager shared that the appraisal on the corner lot came in higher than the appraisal on the lot the County purchased. This is likely due to many reasons, but overall land costs have risen drastically countywide. With the Board's approval, staff will continue negotiations with Brevard Community Church. Staff intends to present the Church with a proposal to square up the property lines to provide a clean boundary. The Manager and County Attorney confirmed that no public hearing is required to complete the land swap if fair consideration is given for the exchange. However, for transparency, they both felt it would be appropriate to ensure the public is informed of the transaction. The Board agreed with the Manager's proposal.

Closed Session #2: Sale of Current EMS Base Station Property

The Manager informed the Board that Ingles remains very interested in the lot on which the current EMS base station is located. Several months ago, they made an offer to the County to purchase the property for \$400,000 based on an appraisal but it was rejected by the Board. Ingles has contacted the Manager to determine if there is an offer the Board is willing to entertain. She requested permission to respond that the County is creating a path forward to build a new EMS base station and eventually the lot will become available for sale. At this time, the Board is not in a position to sell without additional consideration above property value. Commissioners were agreeable to the Manager's recommended response.

**Chairman Chappell moved to leave the closed session, seconded by Commissioner McCall, and unanimously approved.**

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

ATTEST:

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

05/24/2021