

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
September 13, 2021 – CLOSED SESSION

Per N.C.G.S. § 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 6:05 p.m. Present were Chairman Chappell, Commissioners Chapman, Dalton, Guice and McCall, County Manager Jaime Laughter, Assistance County Manager David McNeill, County Attorney Julie Hooten (via Zoom meeting software), and Clerk to the Board Trisha Hogan.

Closed Session #1 – Offer to Purchase EMS Base Station

Ingles Markets has previously expressed interest in purchasing County-owned property where the EMS base station is currently located. They conducted an appraisal on the property which came in at \$400,000. Ingles Markets wants to make an offer and would like to know how quickly the County could vacate the property. The Manager sought direction from the Board on an offer and conditions that would incentive the County to help Ingles Markets secure the property sooner.

The Manager and Assistant County Manager advised that EMS could collocate with the Brevard Rescue Squad or the Maintenance building on an interim basis while the new EMS base is under construction. The land swap with Biltmore Baptist Church will be completed by the end of the year so staff can begin seeking architectural and engineering designs. Design and construction should take 18 months.

Prior to the reappraisal, the property was valued at \$1.2 million, but due to the condition of the building, the new tax value was lowered to \$560,000. The County has \$2.2 million in assigned fund balance for the construction of the new EMS base station.

The Manager reminded the Board that they must sell the property using the upset bid process which could drive the offer up if there are other bidders.

Following discussion, the Board directed the Manager to negotiate the following terms and conditions:

- The Board would accept a purchase offer of \$1.5 million as a starting point; any counteroffer would have to come back before the Board for consideration
- The County would allow the purchaser to demolish the building
- The County could potentially vacate the property by the end of the year (so Ingles Markets needs to respond promptly so the County can prepare to move into a temporary location)

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

ATTEST:

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