

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

**MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
December 14, 2015 – SEALED CLOSED SESSION**

CLOSED SESSION #3

Pursuant to NCGS 143-318.11 (a) (5) to establish or instruct staff or agent concerning the negotiation of the price and/or terms of a contract concerning the acquisition of real property, the third closed session was entered into. Commissioners held the closed session meeting in the Arthur C. Wilson, Jr. Conference Room.

Present for the third closed session were Chairman Hawkins, Commissioners Chapman, Chappell, Lemel and Phillips, County Manager Jaime Laughter, County Attorney Tony Dalton, County Operations Manager David McNeill and Clerk to the Board Trisha Hogan.

The Manager reported that the owners of Noah's A.R.C., a spay and neuter clinic located on Ecusta Road, would like to divest their interest and dissolve the business. They have been unable to sell the property for some time. The owners have offered to sell the property to the County on the condition that the County will plan to continue operating a spay and neuter clinic. The Manager noted the animal control ordinance specifically states that the County will provide this service for animals adopted from the shelter. The assessed value of the property is just under \$1 million; however, the payoff of the loan is slightly below \$425,000 and the owners are willing to sell the property to the County for the amount of the loan payoff. They are scheduled to refinance the property in February 2016.

In terms of continuing to provide spay and neuter service, County Operations Manager David McNeill reported that he briefly discussed this with Friends of the Animals. The group will discuss it further at their January meeting. Mr. McNeill felt that the group was interested, but they wanted more information and to conduct some research before making a commitment. It was stipulated by the property owners that should a non-profit take over the spay and neuter service, they would donate the existing operating equipment.

The Manager stated the purchase of this building is also a great product development opportunity, especially if the County can purchase the property at the reduced price. At the reduced price, the County could simply purchase it for cash. For the time being, the County could purchase the property, secure it for the spay and neuter clinic service, and then determine how best to use the property in the future.

Commissioners directed staff to have an appraisal completed on the property and to continue discussions with Friends of the Animals.

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

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

ATTEST:

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