

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
January 11, 2016 – CLOSED SESSION

Pursuant to NCGS 143-318.11 (a) (5) to establish or instruct the staff or agent concerning the negotiation of the price and/or terms of a contract concerning the acquisition of real property, closed session was entered into at 8:45 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Lemel and Phillips, County Manager Jaime Laughter, County Attorney Tony Dalton and Clerk to the Board Trisha Hogan. Commissioners held the closed session meeting in the Arthur C. Wilson, Jr. Conference Room.

As a follow-up to a previous closed session meeting, Commissioners received an update from the Manager regarding the potential purchase of Noah's A.R.C. property on Ecusta Road. At the direction of Commissioners, an appraisal was completed on the property. The appraisal came in at \$141,000. The amount owed on the loan is over \$400,000. By law, the County cannot make an offer on the property higher than the appraisal amount. The County can make an offer in a short sale situation, but the Manager was unsure what amount of loss the bank was willing to endure. With that being said, the County is obligated to offer spay and neuter service to the animals it houses in the shelter. If the County does not make an offer on the property, Noah's A.R.C. staff has offered to use their reserve funds to make the loan payment over the next year so they can continue to offer the spay and neuter clinic and then give up ownership to the bank. There is an Asheville-based organization that can offer the spay and neuter service while the County determines its next steps. As a matter of confidentiality, the appraisal will remain sealed until such time that unsealing the minutes, along with the appraisal, does not frustrate the purpose of the closed session.

Commissioners directed staff to communicate to Noah's A.R.C. that the appraisal was not satisfactory, and the County will not be making an offer on the property. Furthermore, the Manager was instructed not to share the results of the appraisal.

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