

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

**MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
March 28, 2016 – CLOSED SESSION**

Pursuant to NCGS 143-318.11 (a) (4) to discuss matters relating to the location or expansion of a business in the area served by this body and (a) (5) to establish or instruct the staff or agent concerning the negotiation of the price and/or terms of a contract negotiating the acquisition of real property, closed session was entered into at 8:47 p.m. Present were Chairman Hawkins, Commissioners Chapman and Phillips, County Manager Jaime Laughter, County Attorney Tony Dalton, Transylvania Economic Alliance Executive Director Josh Hallingse and Clerk to the Board Trisha Hogan.

Closed Session #1

Project Robot is an existing industrial business located in unincorporated Transylvania County. The company has outgrown its existing +/- 3,600 sq. ft. industrial location. Due to property restrictions (site/topography) the company is exploring the need to relocate. The business is analyzing multiple expansion scenarios which include a search for an appropriately sized existing building or a new construction opportunity. The business has narrowed its search to its preferred Transylvania County option. The preferred option is a new construction opportunity near the Town of Rosman. The identified new construction site consists of approximately +/- 7 acres. The site would allow the company to build a 12,000 sq. ft. light industrial building with ample room to add additional square footage, if needed. While not located in a municipality, the location under consideration has access to the Town of Rosman utility system; however, a new pump station will be required to serve this particular property. Transylvania Economic Alliance (TEA) is exploring the possibility of applying for a rural infrastructure grant through the NC Department of Commerce. It would pay \$12,500 toward each new job created and would require a local match. The County's economic incentive policy coincides with chasing after additional grant dollars. TEA Executive Director Josh Hallingse reported that the new sewer infrastructure component could support more than the business itself and would positively impact the area.

If Project Robot moves forward, this relocation would result in \$450,000 in new real property, not including land. The business also projects adding three to five new positions in the next 36 months, in addition to retaining the company's existing 11 employees. Average annual salary for all new jobs is expected to exceed \$16/hour plus benefits. Project Robot hopes to formalize its business decision in the Spring of 2016.

The Manager and Mr. Hallingse recommended Commissioners consider an economic incentive grant that would satisfy the local match for the rural infrastructure grant. The local match percentage is unknown at this time, but other State grants typically require a 5% local match. Project Robot needs to create a minimum of five jobs to score 60 on the incentive policy scorecard. The Manager and Mr. Hallingse were both supportive of supplementing the business so it can successfully receive the rural infrastructure grant and thus benefit the surrounding area. It was noted that McGill Associates is drawing up an estimate of the costs of a pump station. If successful, the Town of Rosman would own the pump station.

After discussion, Commissioners instructed staff to offer, as a starting point, an incentive of a grant back in taxes of 60% over two years. If this amount is not sufficient to meet the local match for the rural infrastructure grant, staff should bring this offer back before the Board for further consideration.

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

ATTEST:

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

03/28/2016