

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

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

Per NCGS 143-318.11 (a) (4) to discuss matters relating to the location or expansion of business in the area served by this body. Present were Chairman Hawkins, Commissioners Chappell, Lemel and Phillips, Assistant County Manager David McNeill, Transylvania Economic Alliance Executive Director Josh Hallingse, County Attorney Tony Dalton, and Clerk to the Board Trisha Hogan.

Closed Session #2: Project Cocoa

Project Cocoa is a resort concept to be located on approximately 75 acres of property in unincorporated Transylvania County. The project will include renovations to existing buildings/property amenities and the construction of a branded, 124-key balcony suite hotel building. The landowner and development team foresee the need for several additional onsite amenities, including an outdoor amphitheater, activities barn and a separate spa/wellness center. The proposed development plan also includes quarter-shares, cottages and residential lots. The branded resort will be managed by a professional resort company and will offer unique enrichment classes, adventure programs, spa treatments and utilization of the community's existing network of outdoor amenities, including horseback riding, fly fishing, mountain biking and rock climbing/repelling, all offered in the surrounding State and national forest land.

The local development team projects the resort will create 100 direct, new full-time jobs and 50 direct part-time positions. The full-time jobs are expected to exceed average County wages. Direct real property investment is projected at \$40,000,000 which will include hotel rooms, a spa facility and convention/meeting space. The landowner is currently assembling a development team and is working to address known site deficiencies, some of those being water and sewer. It is costly to extend utility services; however, there are rural infrastructure grants available through the NC Department of Commerce.

Mr. Hallingse noted this is not a traditional economic development project, but it falls within the target markets of the County's Economic Development Incentive Policy. The project scored 85 out of a possible 100 points on the scorecard. This project is in its infancy stage. Mr. Hallingse will continue to meet with the landowner and development team.

The Board of Commissioners supported Mr. Hallingse's efforts and permitted him to discuss potential incentives should the project continue to move forward.

Chairman Hawkins moved to leave closed session at 9:21 p.m., 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

07/11/2016