

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
February 22, 2021 – CLOSED SESSION

Per North Carolina General Statute § 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, closed session was entered into at 8:45 p.m. Present were Chairman Chappell, Commissioners Chapman, Dalton and Guice, County Manager Jaime Laughter, Assistant County Manager David McNeill, County Attorneys Natalia Isenberg and Julie Hooten, and Clerk to the Board Trisha Hogan.

Closed Session #1 – Property Acquisition for EMS Base Station

At the previous meeting, the Board supported the purchase of property on Morris Road for the purpose of constructing a new EMS base station. Staff was instructed to begin preparing the paperwork to complete the sale of the property since the due diligence contract was nearing expiration in mid-March. The Board also instructed staff to begin discussions with Brevard Community Church about a possible land swap for a corner lot which is the more ideal location for an EMS base station. At this meeting, the Board intended to direct staff on the final purchase and land swap negotiations or take other action, if necessary.

Assistant County Manager David McNeill informed the Board that he contacted the administrative pastor at Brevard Community Church. The Church is very interested in a land swap. Mr. McNeill discussed with them the possible options. The pastor reviewed the options with the Church's attorney and responded to Mr. McNeill that the Church would prefer the County purchase the property currently under contract and then take the necessary steps to complete a land swap.

Once the purchase is complete, the County would have an appraisal completed on the Church's property in order to comply with the statutory requirements for a land swap. Property transactions of this type require a public hearing. Staff would also like to explore retaining a portion of the property currently under contract for the purpose of squaring off the lot if the Church is amenable.

The most immediate next step for the Board is to authorize the purchase of the property under contract on Morris Road in an open session, allocate funds to purchase the property using fund balance, and authorize the Manager to execute the purchase at the negotiated price of \$238,500. Following the completion of the transaction, staff would begin the work to conduct the land swap. This will be an item on the Board's next agenda for approval in open session.

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

ATTEST:

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