

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
June 14, 2021 – CLOSED SESSION

Closed Session #1: Project Survival

Per N.C.G.S. § 143-318.11 (a) (4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, a closed session was entered into at 7:43 p.m. Present were Chairman Chappell, Commissioners Chapman, Dalton, Guice and McCall, County Manager Jaime Laughter, Transylvania Economic Alliance Executive Director Josh Hallingse, County Attorney Julie Hooten, and Clerk to the Board Trisha Hogan.

Project Survival is a manufacturing operation currently located in WNC. The industry makes products for the military/defense industry. The company's current workforce includes 39 full-time employees, split between two leased facilities in WNC. Neither facility is in Transylvania County. The company is out of space. To expand and prepare for the future, the company's ownership is focused on consolidating operations into a single location. The company has identified an option in Transylvania County that is located within the City of Brevard's jurisdiction. The City of Brevard has been informed of their interest.

If Project Survival moves forward, they intend to shift employees from one of their existing leased facilities that currently employs 15 to Transylvania County. In addition to the relocated jobs, the company would add 11 new jobs over three years. This owned facility would become their headquarters. In year two, the business would begin constructing a new building on the property to support a full relocation of the second leased facility. Transylvania County is competing with other locations for this project. The Transylvania Economic Alliance is working with the Economic Development Partnership (EDPNC) on this project to seek other incentive potential.

According to the Transylvania County Economic Development Incentive Policy scorecard, Project Survival scores 65 out of 100 based on the following:

- New jobs: 11 new full-time positions + 39 existing positions in WNC
- Average wage of new jobs: \$39,091 plus fringe benefits
- Investment: \$334,000 in renovations to existing building
 - Real investment in year three is expected to increase taxable investments by \$650,000 with the new building
 - Does not include the transfer of the existing machinery and equipment

Transylvania Economic Alliance Executive Director Josh Hallingse sought guidance from the Board on the investment percentage and length of time. Keeping in line with similar incentive offers, he suggested the 60% threshold over three years. The Board was supportive. Ms. Hallingse will continue working on this project with the hopes of recruiting them to Transylvania County and will keep the Board informed.

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

ATTEST:

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