

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

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

Closed Session #3: Project City Camper

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, the third closed session was entered into. 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 City Camper is a tourism project which includes the development of a full-service hotel to include a spa, dining, and retail. The developer has acquired a +/- 3-acre site in the City of Brevard.

The expected investment for the project is \$30 million to \$40 million. The project will result in the creation of at least 80 new jobs. At least 30 of these new positions will be jobs paying more than the County's average wage plus fringe benefits. The remaining jobs will pay a living wage and could be a combination of full- and part-time employment.

The developer is in the design phase. As the architectural team has explored the site, one of the primary challenges has been to manage and incorporate the extreme topographic changes inherent to the site. The developer discussed an idea to incorporate the neighboring +/- 0.459-acre lot via a public park. Transylvania County owns the referenced lot. The park would benefit the community as being publicly accessible and be a functioning green space that would benefit the hotel. The developer is seeking a letter of intent that sets the basic and essential terms of this arrangement. The developer does not want to invest in the design if the County is not going to be agreeable to it.

The developer would be responsible for maintaining the public space and has inquired about the County taking on the liability. Staff has indicated the County's taking on the liability would not be doable. The developer would have to ensure the park was accessible to the public, not just patrons.

The letter of intent cannot be approved during the closed session. Once the project becomes public and details have been negotiated, Transylvania Economic Alliance Executive Director Josh Hallingse will seek approval from the Board on the letter of intent. The developer hopes to break ground in 2022.

Commissioners were interested in having another closed session on this project where the developer would attend so the Board could ask questions and gain a better understanding of the project vision.

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

ATTEST:

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