

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

**MINUTES**  
**TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS**  
**July 25, 2022 – CLOSED SESSION**

Per N.C.G.S. § 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, a closed session was entered into at 6:00 p.m. Present were Chairman Chappell, Commissioners Chapman, Dalton and McCall, County Manager Jaime Laughter, and Clerk to the Board Trisha Hogan. Commissioner David Guice and County Attorney Natalia Isenberg participated via conference call. The closed session was held in the Arthur C. Wilson, Jr. Conference Room.

Closed Session #1 – Former PNC Bank Building

The Manager informed the Board that the former PNC Bank building is for sale for \$1.75 million. The property consists of three parcels which include the building and two parking lots. The three pieces total almost 1.5 acres. The realtor confirmed that a contract is pending on the property which means the owner is at least considering an offer.

The Manager sought guidance from the Board on whether to pursue due diligence of that site for a government purpose, such as court functions, or some other facility. She noted that the tax assessment for the building is \$2.9 million and \$160,000 for the parking lots, which raises red flags as to the disparity between the assessed value and asking price. Any offer from the County will require a due diligence phase, including an appraisal, which could take up to six weeks to complete. She did not expect the County to be a competitive buyer.

Commissioners felt it was worth exploring the structure and layout of the building to determine whether it was feasible for some purpose. The Board directed the Manager to contact the realtor directly to schedule a showing. One or two Commissioners were interested in touring the facility with her. The Manager reminded the Board they do not meet again until August 22 and would not be able to make an offer until that time, unless they decide to schedule a special meeting following the tour.

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

ATEST:

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