

Unsealed by Board of Commissioners 03/28/2011.

**SEALED MINUTES  
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS  
March 8, 2010 – CLOSED SESSION**

Closed Session #1 Acquisition of Property

Pursuant to NCGS 143-318.11 (a) (5) to instruct staff on negotiating the price or terms for the acquisition of real property, closed session was entered into at 9:25 p.m. Present were Chairman Chappell, Commissioners Bullock, Hawkins, Hogsed and Phillips, County Manager Artie Wilson, County Attorney Curtis Potter, and Clerk to the Board Trisha Hogan.

At a previous meeting, Commissioners instructed the Manager to meet with property owners Mr. Jennings and Mr. Porter to discuss their bottom line selling price on property the Board is considering purchasing for a new County animal shelter.

The Manager reported that he and Commissioner Hawkins recently met with Mr. Jennings to discuss his property. They explained to Mr. Jennings that they were looking for property on behalf of the County but no other details were given. Mr. Jennings is interested in selling three lots that are adjacent to each other; however the County is only interested in purchasing two of the lots. The Manager reported that Mr. Jennings is willing to sell all three lots for \$500,000 and two lots for \$200,000. The Manager believes he is willing to work with the County in such a way as to benefit both parties. He estimated the purchase price along with the necessary land improvements at \$375,000.

The Manager also met with Mr. Porter to discuss his bottom line selling price. Mr. Porter offered a final sell price of \$330,000. He estimated the purchase price along with the necessary land improvements to be in the \$464,000 range. The Manager feels he could not negotiate any further with Mr. Porter.

Commissioner Bullock feels the Jennings property is the better choice; but he noted that the County would have to comply with the City's UDO.

Commissioner Phillips does not believe Mr. Jennings will lower his asking price because the property is in a prime location. He expects the property value to increase significantly if the Renova property becomes developed.

Commissioner Bullock commented that the Manager has done all the negotiating he can and it is now up to the Board to give him direction, whether it be settling on a bottom line purchase price or eliminating the options. Commissioner Phillips added that the Board first needs to decide which property it plans to use for a new animal shelter. He said it would be pointless to continue negotiations with Mr. Jennings if the Board decides to use the Calvert property.

The Manager suggested negotiating with the Town of Rosman regarding connection to their utilities rather than continuing negotiations with Mr. Jennings.

Commissioners Bullock and Hogsed noted that Rosman Alderman Roger Petit approached the both of them about a potential property swap. Commissioner Hogsed believes his offer is worth exploring further. The Manager said staff can explore further but he is not sure if there is enough property in the swap to locate an animal shelter.

Commissioner Hawkins noted that Mr. Petit also contacted him about meeting with him and Commissioner Phillips to discuss some options for the animal shelter. Commissioner Bullock said Mr. Petit had mentioned to him about the possibility of locating the animal shelter further back on the Calvert property. The Manager cited the negatives for moving the animal shelter further back on the property, but noted this could be the beginning of the negotiation process with the Town of Rosman.

Commissioners Hawkins and Phillips agreed to contact Mr. Petit and hear his offer and bring back information to the full Board at a future meeting.

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Mike Hawkins, Chair  
Transylvania County Board of Commissioners

ATTEST:

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Trisha M. Hogan  
Clerk to the Board