

Unsealed by Board of Commissioners 03/28/2011.

**SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
December 13, 2010 – CLOSED SESSION**

Pursuant to NCGS 143-318.11 (a) (5) to instruct staff or negotiating agents concerning the position to be taken on behalf of the public body reference real property-G & A Enterprises, closed session was entered into at 8:45 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Hogsed, and Phillips, County Manager Artie Wilson, County Attorney David Neumann, and Clerk to the Board Trisha Hogan.

During the closed session meeting last Thursday, Commissioners decided not to put forth an offer on the Peter Vitalie Building. Since that time, the Manager learned that Zion's Bank has received another offer. Representatives from the Bank contacted the Manager about the possibility of securing a backup offer in case the first offer backs out.

The Manager was also able to gather some additional information regarding the environmental aspects of the property. The potential maximum exposure to the County if remediation must occur is estimated at \$120,000.

Today the Manager received information from Superintendent Jeff McDaris reference the intended use of the facility. He offered a 3-phase plan which included using QSCB funds to complete phase 1. The Board of Education has not gone out to bid on the project so the figures provided were estimates. It would be their intention to eventually use the entire building.

Commissioners expressed concern about where the monies would come from to purchase the building and had a lengthy discussion regarding whether or not to make another offer on the facility. Commissioners expressed concern about additional ongoing costs for the County especially in the current economic state and preferred that the Board of Education go a different route with respect to providing CTE education services. Commissioners also expressed concern over the potential environmental costs involved with purchasing the property. Therefore it was the consensus of the Board not to make another offer on the facility.

Chairman Hawkins moved to leave closed session, seconded by Commissioner Hogsed and unanimously carried.

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan
Clerk to the Board

12/13/2010