

Unsealed by Board of Commissioners 04/13/2015.

**SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
February 24, 2014 - CLOSED SESSION**

Closed Session #1 Location or Expansion of Business

Pursuant to NC General Statute 143-318.11 (a) (4) pertaining to the location or expansion of business, closed session was entered into at 10:35 p.m. Present were Chairman Hawkins, Commissioners Chapman, Chappell, Hogsed and Lemel, County Manager Artie Wilson, County Attorney Tony Dalton, Planning and Economic Director Mark Burrows and Clerk to the Board Trisha Hogan.

Planning and Economic Development Mark Burrows provided Commissioners with an update on several potential and confidential economic development projects.

Project Ink: Sigma Plastics Group is interested in purchasing Excelsior Packaging. Sigma Plastics Group intends to make additional investment on top of the purchase price. They have inquired with the County about incentives. Mr. Burrows plans to have conversations with the State soon about other incentives. He will keep the Manager and Commissioners informed and try to bring back a recommendation to them in the near future.

Project Bravo IV: This project is a brewery that is looking at Davidson River Village as a potential location. The brewery intends to make major investments in a new site and create 70 jobs over a two-year period. Mr. Burrows worked with the City to provide the brewery with information about wastewater capacity. The only feedback so far is that out of all the sites inquired about, Transylvania County's packets were the most complete. There is no action required by Commissioners at this time. The site consultant will make the next steps. Mr. Burrows noted that this information has been shared with the owners of Davidson River Village.

Project Brewery: Stone Brewery out of California is interested in opening a location in the Southeastern United States. At this point they are not working with a site consultant and they have not provided information about anticipated employment or estimated value of investment. Mr. Burrows has provided them with information about the Davidson River Village site, responded to all their questions thus far, and put together a notebook with hyperlinks to aspects about the community.

Project Stallion (formerly Project Martyn): Mr. Burrows has met with the project developer on numerous occasions and brought potential investors to the table as well. The developer is seeking a \$19 million investment, \$14 million of which will go towards the design of two prototypes and the remaining \$5 million is for marketing. Transylvania County cannot handle this project alone and needs the State to buy into the project. It was suggested that the next steps should be for Mr. Burrows to facilitate a visit by a State representative to the UK to meet with the developer and the designer.

Biogateway: This project is for a natural products company. Mr. Burrows has met with representatives from the NC Biotech Center and the project developer and provided them with a comprehensive packet of information about Transylvania County. This project involves accommodations, tourism and natural products which is a natural fit for Transylvania County. The project developer has visited here and loves the area. Mr. Burrows continues to work on this project as it has a lot of potential.

Renova: Mr. Burrows expressed concern about not being able to close deals at Renova. He and others have continued to reach out to them with potential projects. Although it is privately owned, the site is a huge

resource for the County and is the best site in North Carolina in terms of a manufacturing site. The Manager suggested another conversation with the owners because they have been more receptive to the County recently. The site is made up of 575 acres, 172 of which can really be developed and has water intake and wastewater capabilities. Mr. Burrows continues to communicate with the City of Brevard with any questions or concerns about issues with future and existing businesses.

Project Bear: This project appears to be dead. Mr. Burrows has attempted to contact the developer and has received no response.

Gaia Herbs: Gaia Herbs continues to grow in terms of jobs. Mr. Burrows has heard nothing more about the property on Railroad Avenue. He anticipates they will be moving their greenhouse operation to Mills River in Henderson County.

Small Business and Entrepreneurial Assistance Grant Closeout: Mr. Burrows continues to follow up on the close out of this grant. There is a potential \$100,000 liability to the County and he is working to avoid this.

Economic Opportunity Network: EON staff visited a conference center in Shelby and is exploring similar opportunities for Transylvania County but on a smaller scale.

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board