

Unsealed by Board of Commissioners on 1/13/2020.

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
April 23, 2018 – CLOSED SESSION

Pursuant to NCGS 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, options, exchange or lease, the second closed session was entered into. Present were Chairman Chapman, Commissioners Chappell, Hawkins, Lemel and Phillips, County Manager Jaime Laughter, County Attorney Misti Bass, Transylvania Economic Alliance Executive Director Josh Hallingse and Clerk to the Board Trisha Hogan. The meeting was held in the Arthur C. Wilson, Jr. Conference Room.

Closed Session #2 – Brevard College Property (Old Airport)

Transylvania Economic Alliance Executive Director Josh Hallingse recapped information he first presented to the Board on February 26, 2018 and how it led to due diligence on currently owned Parks and Recreation property off Ecusta Road to a business/industrial park and repurposing the old airport property, currently owned by Brevard College and on the market, into parks and recreational use.

Mr. Hallingse met with both a hydro engineer and civil engineer to determine possibilities on the property and they developed a preliminary site drawing that included all the elements of the Parks and Recreation Master Plan. It was reported in closed session on March 26, 2018 that the Transylvania Economic Alliance is working with an engineering firm to understand if the plans for converting the property to parks and recreational use are realistic. The engineering report should include wetland stream delineations and modeling to determine flood rise and when flooding is expected to occur on certain points on the property. Any of these factors could change the layout of the design. Staff expects the results of the report the week of May 9, 2018.

In closed session on March 26, 2018, the Manager reported that Brevard College had already received interest on the property. She had posed to Commissioners the option of moving forward with a contract to purchase and continue due diligence with a firm to determine elements such as costs to upkeep. Commissioners were in consensus with the Manager on waiting to enter into a contract for the time being.

The Manager informed that the broker handling the sale of the property has requested the County enter a due diligence contract and that the broker serve as dual agent. She also informed that she had ordered an appraisal on the property as directed. The two large tracts (City interested in small third tract by school for connection to Hap Simpson Park) consisting of 50+- acres was valued at \$385,000. The total amount of acreage for sale is 55 acres. The Board had instructed the Manager on February 26, 2018 to make an initial contract of \$275,000, along with possible naming rights, with negotiation up to \$300,000. (Note: The County cannot offer higher than the appraisal amount.)

After comments and discussion, Commissioners authorized the County Manager to act as the agent on behalf of the County. Commissioners indicated they did not want to engage a dual agent and that the Manager may assign the duty as necessary. They authorized the Manager to enter a due diligence contract for a period of 90 days. Commissioners stated they would not include in any offer of naming rights outside of the County's policy for naming County owned property at this time.

Larry L. Chapman, Chairman
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board