

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

**MINUTES**  
**TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS**  
**April 15, 2020 – CLOSED SESSION**

Per NC General Statute 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, closed session was entered into at 7:40 p.m. Present were Chairman Hawkins, Commissioners Cathey, Chappell, Guice, and Lemel, County Manager Jaime Laughter and Budget & Management Analyst/Deputy Clerk Allen McNeill.

EMS Base Station/Ingles

The Manager reported that Spake Realty remains interested in purchasing the County-owned property on which the EMS base station sits due to its proximity to their business locations and the importance to their future operations. Spake Realty made an offer on the property at its current market value.

The estimated cost of building a new EMS base station is \$1.8 million. Staff have been authorized to contact Brevard Community Church about purchasing a corner lot that they own, and that staff feel it would be an ideal location for a new station.

The Manager pointed out the need for a new station is not going to change, but Spake Realty's offer is not incentivizing. The County can get the market value from the sale of that building at any time.

An alternative action would be to hold off completely with further negotiations due to the pandemic. At this time the County is not in a position to sell property because the County is not in a position to build a new facility.

Commissioners were also disappointed with the offer. They agreed that the pandemic has created too many unknowns and they do not feel comfortable continuing with business as usual.

The Manager will thank Spake Realty for their offer and inform them that with their offer being market value along with the uncertainty of the market, the offer does not incentivize the Board to move forward at this time.

Johnson St. Property

The Manager informed the Board she asked the realtor overseeing the Johnson St. property for an extension of two months on the due diligence period. The offer has yet to be confirmed, but she will notify the Board once she hears from the realtor.

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

S://Mike Hawkins, Chair  
 Transylvania County Board of Commissioners

ATTEST:

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

04/15/2020