

**UNSEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION – JUNE 13, 2005**

Pursuant to NCGS 143-318.11(a)(5) (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 of a proposed contract for the acquisition of real property) closed session was entered at 8:55 p.m. in the large courtroom. Present were Chairman Miller, Commissioners Chappell, Duvall, Guice and Phillips, the manager, Attorney David Neumann, and the clerk to board. Chairman Ray Miller presided over the meeting.

The manager provided an update to commissioners regarding the acquisition of real property under consideration to be used for a new jail facility and requested direction on how to proceed. He reported that Mr. Rob McKown has made an offer to the key property owner for property off the Rosman Highway, but the property owner has said he will not sell. The manager wanted to know whether to continue pursuing this site or look for another location.

The manager reported that another site located on Morris Road has been identified. The property is zoned I-1 and contains 19.83 acres. The asking price is \$1,950,000, and the assessed value is \$700,430. There was a ten-acre parcel sold off the larger parcel which was sold for \$54,000 per acre. The reason for the higher price on the 19-acre property is that it joins Highway US 64 and 276. Mr. McKown has suggested a starting offer of \$1.6 million for this land.

The site plan has been submitted to the architects to see if it would be workable for our purposes, and their first impressions are that it would work. With permission, the manager has asked Moseley Architects to make a site visit as soon as possible. The road cut comes off Morris Road now, but there is an opportunity to have the road cut off on Highway 64/276. The site is close to water and sewer, but needs a multi-use zoning permit. There is also a possibility of purchasing an additional five acres.

There was discussion about the possibilities and maybe identifying some other potential properties. The manager wanted to know whether to continue pursuing the other group of properties, or to move on the Morris Road property, contingent on approval by the city. The consensus was to stop the pursuit of the other properties at this time in light of the key property owner's decision not to sell his property and to pursue the Morris Road site. Mr. McKown will be sent out there after the architects look at property. There was discussion on an amount to start negotiating with.

No action was taken during closed session.

Following the discussions, **Commissioner Duvall moved to leave closed session and reconvene open session, seconded by Commissioner Phillips and unanimously carried.**

ATTEST:

Raymond D. Miller, Chairman

Kimberly T. Conover, Clerk to the Board

Minutes were approved and unsealed on 10/24/2005.