

MINUTES OF BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
SPECIAL MEETING OF May 14, 2013 AT 4:30 P.M.

BE IT REMEMBERED: That the Board of Commissioners met in special session on May 14, 2013, in the Commissioner Chambers, 200 College Street, Room 326 in downtown Asheville, North Carolina at 4:30 p.m. where and when the following business was transacted:

The Chairman called the meeting to order with the following members present:

David Gantt, Chairman
Holly Jones, Vice Chair
Joe Belcher, Commissioner
Ellen Frost, Commissioner
Mike Fryar, Commissioner
David King, Commissioner
Brownie Newman, Commissioner

Staff present was: Wanda Greene, County Manager; Mandy Stone, Assistant County Manager; Jon Creighton, Assistant County Manager/Planning Director; Donna Clark, Finance Director; Mike Frue, County Attorney; Kathy Hughes, Clerk to the Board.

PLEDGE OF ALLEGIANCE

INVOCATION

The Chairman gave the invocation.

The Chairman reminded the Board that in accordance with the State Government Ethics Act, it is the duty of every Board member to avoid both conflicts of interest and appearances of conflict. He asked if any Board member had any known conflict of interest or appearance of conflict with respect to any matter coming before the Board. None were stated.

PUBLIC HEARING

• **To Consider a Cash Economic Development Incentive for Project X**

Jon Creighton, Assistant County Manager, said that this incentive package was outlined in the public notices for the hearing which are attached to the minutes of this meeting. He outlined the direct and indirect effect the added jobs would have on the local economy--slides are attached to the minutes of the meeting.

Wanda Greene, County Manager, explained a facility and property transfer that would occur in addition to the economic development incentive. She referenced the economic development incentive agreement and reviewed the reimbursement resolution that would be discussed following the public hearings. She said that the company was requiring a great deal of confidentiality around the project.

The Chairman opened the public hearing at 4:43 p.m.

Jerry Rice said that the County should not hold a public hearing without telling the public all the details of the subject being considered. He wanted to know the location of the property. He asked for quarterly reports on economic development incentives of the past and expressed his opposition to the incentive.

Christina Merrill said that citizens did not know anything about the project and that they feel this is too much money to spend on an unknown project.

Leslie Caldwell said that government should not be a lender and that the identity of the company should be revealed.

The Chairman closed the public hearing at 4:51 p.m.

• **To Consider Acquisition of Property for Project X**

The Chairman opened the public hearing at 4:51 p.m.

Jerry Rice asked for a legal explanation of why the Board could not reveal the name of the company and whether or not the Board could vote without full disclosure. The Chairman closed the public hearing at 4:54 p.m.

- **To Acquire, Improve and Exchange Facility B for Facility A and Lease Facility A to Project X**

The Chairman opened the public hearing at 4:53 p.m.

Christina Merrell asked for more details about the number jobs that would result from the incentive

Jerry Rice asked about the timing of the notice and whether it would be legal for the Board to vote on the issue at the meeting. The Chairman closed the public hearing at 4:56 p.m.

The County Manager said the incentives would result in 52 direct jobs and over 100 indirect jobs. The county's investment would be up to \$15.7 million. She said that the company had asked the County not to announce their identify and that was the reason for the mystery. It would be legal for the Board to vote on the issue.

Commissioner Belcher thanked the staff for their commitment to jobs in the county. He spoke positively about the incentive and the results of the project.

Commissioner Frost thanked the staff for their work and the Board for working well together through this attempt to bring jobs to the county and improve the future.

Commissioner Fryar said the incentive was a good deal for Buncombe County.

Commissioner Newman said that more information would become public but asked everyone for patience in an attempt not to harm the project.

The Chairman said that not allowing this mystery would be short changing the public and losing the incentive.

NEW BUSINESS

- **Resolution Authorizing County to Pay Economic Development Incentives and to Sign Economic Development Agreement; Make Appropriations and Expenditures to Acquire and Develop Properties and Enter into a Real Estate Exchange Agreement and Lease Agreement for Real Property**

Commissioner Frost moved to approve the resolution as presented. Commissioner King seconded and the motion passed 7-0.

- **Resolution Declaring the Intent of the County to Reimburse Itself for Capital Expenditures Incurred in Connection with the Construction of Building to be Leased to a Private Third Party from the Proceeds of Certain Tax Exempt Obligations to be Executed and Delivered in Calendar year 2013**

Commissioner Belcher moved to approve the resolution as presented. Commissioner King seconded and the motion passed 7-0.

ANNOUNCEMENTS

- *The next regular meeting of the Board will be May 28 (NOT May 21) at 4:30 p.m. in Chambers at 200 College Street, Room 326, 3rd Floor*
- *Commission meetings can be seen on:*
 - *BCTV Charter Cable Channel 2*
 - *AT&T U-Verse Channel 99*
 - *Live on buncombecounty.org during the meetings or*
 - *Online anytime at buncombecounty.org*

Vice Chair Jones moved to adjourn the meeting and Commissioner Fryar seconded. The motion passed 7-0 and the meeting was adjourned at 5:09 p.m.

KATHY HUGHES, CLERK TO THE
BOARD OF COMMISSIONERS

DAVID GANTT, CHAIRMAN
BOARD OF COMMISSIONERS