

**Minutes of the 26 October 2015
Special Meeting of the Yancey County Board of Commissioners
Held at 5:00 o'clock p.m. in the Courtroom, 2nd Floor
Yancey County Courthouse, Burnsville, North Carolina**

Present at the 26 October 2015 special meeting of the Yancey County Board of Commissioners were Chairman Johnny Riddle, Commissioner Jill Austin, Commissioner Byrl Ballew and Commissioner Jeff Whitson. Commissioner Randy Ollis was unable to attend.

The following County staff members were also present: County Manager and Assistant Clerk to the Board Nathan Bennett, County Planner Jamie McMahan, Tax Administrator/Assessor Danny McIntosh, Mapping/GIS Supervisor Jeff Boone, Tyler Technology Revaluation Manager Kevin Rake, and Yancey County Economic Development Commission Executive Director Wanda Proffitt.

Members of the general public were also present.

Call to Order and Approval of Agenda

Chairman Riddle called the meeting to order at 5:00 p.m. Commissioner Whitson made a motion to approve the agenda as prepared and the motion was seconded by Commissioner Austin. Upon a call for the vote by the Chair, the motion was unanimously approved (Attachment A).

**PUBLIC HEARING – 2016 Reappraisal of Real Property
Consideration of the proposed schedules, standards, and rules to be used in appraising
real property in Yancey County.**

Chairman Riddle then moved to the first item of business on the agenda, that being to conduct a public hearing regarding the consideration of the proposed schedules, standards, and rules to be used in appraising real property in Yancey County for the 2016 reappraisal of real property. Chairman Riddle recognized Tax Administrator/Assessor Danny McIntosh who gave a summary of the reappraisal process which provides a framework for assessment of all property in Yancey County as required by the State of North Carolina. Mr. McIntosh introduced Mr. Kevin Rake who is an employee of Tyler Technologies, the company contracted by the County to complete the reappraisal work. Mr. Rake explained the process further noting that the primary goal is that the reappraisal process and documents that guide that work are as fair and equitable as they can possibly be.

Chairman Riddle then declared the Public Hearing open and asked for any person present to provide comment on the subject matter as they desired. Mr. John Anglin was recognized who reported that in his opinion this reappraisal process has been quite an improvement over the last reappraisal eight years ago. He believes that the proposed schedule of values is also better. Mr. Rake noted that multiple factors are involved in determining the schedule including how neighborhoods are developed and sales by neighborhood to determine value in that neighborhood. Again, the goal is to be as fair and equitable as possible.

There being no further comment from those in attendance, Chairman Riddle asked for a motion to close the public hearing. Commissioner Austin made a motion to close the public hearing and the motion was seconded by Commissioner Ballew. Upon a call for the vote by the Chair, the motion was approved unanimously. Mr. McIntosh advised the Board that at this time it would be appropriate to consider approving the proposed schedules, standards and rules as presented to the Board. Chairman Riddle made a motion to approve the proposed schedules, standards and rules for the 2016 reappraisal of real property in Yancey County and the motion was seconded by Commissioner Whitson. Upon a call for the vote by the Chair, the motion was unanimously approved.

N.C. Department of Commerce Building Reuse Grant Application

Chairman Riddle then moved to the next item of business on the agenda, that being to consider submission of a grant application to the N.C. Department of Commerce Building Reuse Program. The Board heard from Mr. Nathan Bennett, Mr. Jamie McMahan and Mrs. Wanda Proffitt concerning "Project Clay" and the Building Reuse Grant Program. A general update was

provided to the Board concerning developments with the project. This Building Reuse grant application would be in regards to support renovation work to a facility located in Yancey County proposed to house a potential manufacturing operation, identified by the N.C. Department of Commerce as "Project Clay." Yancey County as the applicant acts a conduit between the company and the Department of Commerce to apply for these funds and then use them to ready the facility for the company. The grant is a dollar for dollar match with the company committing to 45% of the match and the County would provide 5% cash match. The remaining 50% is provided by the Department of Commerce. Project Clay, as proposed, would create 47 new jobs and an investment between \$1,350,000 to \$1,800,000 over a five-year period. As negotiations are continuing with Project Clay additional details of this economic development project must be discussed in closed session in order to protect the identity of the company and observe the confidentiality of the process until such time as the identity of the company can be disclosed to the public. Commissioner Austin made a motion to enter into closed session pursuant to N.C.G.S. 143-318.11(4) – to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, et al. The motion was seconded by Commissioner Whitson. Upon a call for the vote by the Chair, the motion was unanimously approved.

CLOSED SESSION

Upon returning to open session, Mr. McMahan presented a resolution for consideration by the Board entitled "Authorizing and Supporting an Application on Behalf of Project Clay to the North Carolina Department of Commerce Rural Economic Development Division Building Reuse Program. The resolution was read and upon conclusion of general discussion concerning the resolution, Commission Austin made a motion to approve the resolution entitled "Resolution Authorizing and Supporting an Application on Behalf of Project Clay to the North Carolina Department of Commerce Rural Economic Development Division Building Reuse Program." The motion was seconded by Commissioner Whitson. Upon a call for the vote by the Chair, the motion was unanimously approved (Attachment B).

Adjournment

Having no further business Commissioner Whitson made a motion to adjourn and it was seconded by Commissioner Ballew. The vote to adjourn was unanimous.

Approved and authenticated on this the _____ 9th _____ day of November 2015.

Attest:

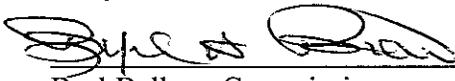

Nathan R. Bennett
Assistant Clerk to the Board



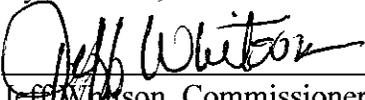
Johnny Riddle, Chairman



Jill Austin, Vice-Chairman

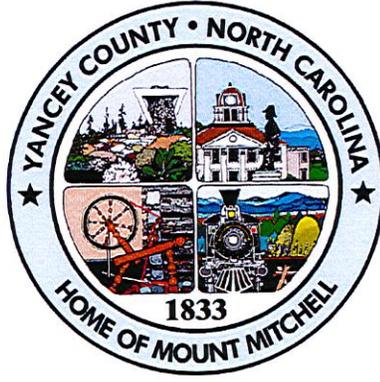


Byrl Ballew, Commissioner



Jeff Whitson, Commissioner

Attachment A



**AGENDA
YANCEY COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
October 26, 2015
5:00 P.M.**

- I. Call to Order – Chairman Johnny Riddle
- II. Approval of Agenda
- III. PUBLIC HEARING – 2016 Reappraisal of Real Property - proposed schedules, standards, and rules to be used in appraising real property
- IV. Grant Application to the NC Department of Commerce Building Reuse Grant Program
- V. Adjourn



Board of Commissioners

Johnny Riddle, Chair
Jill Austin, Vice-Chair
Byrl Ballew
Randy Ollis
Jeff Whitson

Nathan R. Bennett
County Manager

Donny J. Laws
County Attorney

J. Jason Robinson
Clerk to the Board

110 Town Square
Courthouse, Room 11
Burnsville, NC 28714
828-682-3971
828-682-4301 Fax

RESOLUTION

**AUTHORIZING AND SUPPORTING AN APPLICATION ON BEHALF OF PROJECT CLAY
TO THE NORTH CAROLINA DEPARTMENT OF COMMERCE
RURAL ECONOMIC DEVELOPMENT DIVISION BUILDING REUSE PROGRAM**

WHEREAS, Yancey County is committed to advancing and promoting economic development in Yancey County toward the end of diversifying the economy of Yancey County to create jobs for its citizens; and

WHEREAS, NC Gen. Stat. 158-7.1(a) authorizes the use of incentives for the purpose of private sector job creation; and

WHEREAS, the Yancey County Economic Development Commission has approached the Yancey County Board of County Commissioners seeking their support for "Project Clay" in Yancey County; and

WHEREAS, the Yancey County Board of County Commissioners, with a recommendation from the Yancey County Economic Development Commission has determined that the facility under consideration by Project Clay is an ideal location for a Building Reuse Grant as administered by the North Carolina Department of Commerce; and

WHEREAS, Project Clay will create new investment in equipment and facility improvements in Yancey County of \$1,350,000 to \$1,800,000 and create 47 new jobs over a five year period; and

WHEREAS, due to ongoing negotiations between the State of North Carolina and the company, and the company's site selection process, the Economic Development Partnership of North Carolina and the North Carolina Department of Commerce have asked that the County not release the name of the company at this time.

NOW, THEREFORE, BE IT RESOLVED that the Yancey County Board of County Commissioners supports Project Clay and authorizes the Yancey County Economic Development Commission and the Yancey County Manager, and/or his designee, to make formal application to the North Carolina Department of Commerce for a Building Reuse Grant. By making the application to the North Carolina Department of Commerce the Yancey County Board of County Commissioners commits to provide the five-percent (5%) match if formally approved by all parties.

BE IT FURTHER RESOLVED, that this commitment is considered an incentive and at the appropriate time the company name will be announced, a public hearing held on the acceptance of the grant, if approved, and any other local incentives associated with Project Clay, and a final vote will be held by the Yancey County Board of County Commissioners accepting all terms of the incentive package for Project Clay.

ADOPTED this the 26th Day of October, 2015.

(County Seal)

JOHNNY RIDDLE
YANCEY COUNTY BOARD OF COMMISSIONERS

Johnny Riddle, Chairman
Yancey County Board of Commissioners

ATTEST:

NATHAN R. BENNETT
YANCEY COUNTY BOARD OF COMMISSIONERS

Nathan R. Bennett, Assistant Clerk to the Board