

**STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL COUNTY
BOARD OF COMMISSIONERS
RECESSED SESSION – MARCH 4, 2019**

Assembly

The McDowell County Board of Commissioners met in Special Session on Monday, March 4, 2019, at 11:31a.m., at the County Administration Building, 60 E Court Street, Marion, North Carolina.

Members Present

David N. Walker, Chair; Tony Brown, Vice-Chair; Lynn Greene; Brenda Vaughn

Members Absent

Barry McPeters

Others Present

Ashley Wooten, County Manager; Cheryl Mitchell, Clerk to the Board; Terry DePoyster, Facility Maintenance Director

Economic Development Public Hearing

Chair Walker declared the board in public hearing at 11:31am. Mr. Wooten noted this public hearing was due to an incorrect incentive (\$30,000) published in the public hearing notice that was approved at the February 11, 2019 board meeting. The correct incentive was \$40,000, and another public notice was published on February 21, 2019.

Chair Walker asked for public comments. There were none.

Commissioner Greene made a motion to close the public hearing at 11:33am, second by Commissioner Vaughn. By a vote of 4-0, the motion passed.

Commissioner Greene made a motion to approve the \$40,000 incentive, second by Vice Chair Brown. By a vote of 4-0, the motion passed.

Universal Building Lease Discussion

Mr. Wooten noted that he had met with staff from Total Quality Assurance, Intl (TQAI) to discuss some of their concerns with their leased space at the Universal building.

Discussion followed on the issues raised by TQAI:

- Parking issue: currently employees must drive around the back of the building where large tractor trailers are loading and unloading. Requested an entrance from the front to their location. Staff noted this would also help with parking for the EOC.
- Restrooms: Requested restrooms be made ADA compliant; add heat and air; upgrade lighting

In exchange for the improvements being made, the company would like to commit to a three-year lease instead of the current month-to-month lease. In addition they requested the proposed rates while improvements are being made:

\$1.80 new lease rate until restrooms are improved

\$1.85 new lease rate once restrooms are improved until parking is improved

\$1.95 new lease rate once both restroom and parking improvements are made

Currently TQAI have 122,229 square feet of space, and pay \$2.05 a square foot for an annual rental of \$250,569.

Discussion was held regarding retaining lease payments from all tenants in the Universal building for future maintenance repairs/replacement.

Commissioner Greene made a motion to approve the requested three year lease with proposed rates, and once repairs had been made renegotiate the lease, second by Vice Chair Brown. By a vote of 4-0, the motion passed.

DaVita Lease Discussion

Mr. Wooten noted he had received a request from the DaVita Regional Operations Director, Jim Sawyer requesting a one year extension on their existing lease. Their lease was to expire in 2020. The tenant will look for additional space for expansion to meet the needs of their growing patient census.

Vice Chair Brown made a motion to grant the one year extension on the existing lease, second by Commissioner Greene. By a vote of 4-0, the motion passed.

Contract Addendum for Reval Consulting Services

Mr. Wooten presented a supplement, Exhibit C, to the original agreement between McDowell County and Assessment Solutions of NC, Inc. The contract allows the Contractor, Tim Cain, to hire additional personnel as needed during the revaluation appeals process. The cost of the additional services would be no less than \$18,000 and no more than \$28,000 based upon the taxpayer appeals.

Commissioner Greene made a motion to approve the contract, second by Vice Chair Brown. Discussion was held noting Mr. Cain would hire up to nine people based on need. By a vote of 4-0, the motion passed.

Adjourn

Commissioner Greene made a motion to adjourn at 12:07pm, second by Vice Chair Brown. By a vote of 4-0, the motion passed.

David Walker
Chair

Cheryl L. Mitchell
Clerk to the Board