

The Madison County Board of Commissioners met in special session on Tuesday, August 3, 2021 at 6:00 p.m. at the North Carolina Cooperative Extension-Madison County Center located at 258 Carolina Lane, Marshall, North Carolina.

In attendance were Chairman Mark Snelson, Vice-Chairman Craig Goforth, Commissioner and Interim County Manager Norris Gentry, Commissioner Matt Wechtel, Commissioner Michael Garrison, County Attorney Donny Laws, and Clerk Mandy Bradley.

The meeting was called to order at 6:00 p.m. by Chairman Snelson.

**Item 1: Economic Development**

Commissioner Gentry made a motion to enter into closed session for Economic Development. Upon counsel from County Attorney Donny Laws, Commissioner Gentry withdrew his motion.

Sara Nichols, Economic Development presented items to the Board along with Mitch Hampton, Economic Development Board Chairman.

Ms. Nichols discussed the Request for Proposal for the Madison Manufacturing Art Park's fourth installment with the Board as well as answered questions from Board members. Ms. Nichols noted that the selected candidate to complete the installment is Christof Gallis and requested approval from the Board to begin the process. Upon motion by Commissioner Wechtel and second by Commissioner Gentry, the Board voted unanimously to approve.

A proposed site development evaluation plan was discussed with the Board by Ms. Nichols who noted that Sanford Holshouser has been selected by the Economic Development Board as the firm to perform the work to identify eight sites. Mr. Hampton discussed the process to move forward including identifying ownership of potential sites, environmental studies needed, and buildability of identified locations. Ms. Nichols noted that the cost of the work would be \$15,000 plus travel and expenses for Phase I. Discussion was had by Ms. Nichols and County Attorney Donny Laws regarding budgeting for the project and the need for a public hearing in order to award the contract. Upon motion by Commissioner Gentry and second by Commissioner Wechtel, the Board voted unanimously to accept Sanford Holshouser at the recommendation of the Economic Development Board to do site development work within the scope as outlined.

Ms. Nichols discussed public Wi-Fi projects which have been assessed by the Department of Natural and Cultural Resources and that French Broad Electric Membership Corporation is ready to run Wi-Fi in downtown Marshall with \$13,975 toward the project. She also noted that if there is a funding balance leftover, it could be used for equipment and discussed that she is working with the County's Information Technology Department to secure three quotes for Wi-Fi on Blannahassett Island. Upon motion by Commissioner Wechtel and second by Vice-Chairman Goforth, the Board voted unanimously that these projects be green lighted as submitted. Ms. Nichols also discussed that she hopes to run Wi-Fi to the Hot Springs Housing Authority with funding from Land of Sky.

Ms. Nichols discussed a potential Air B&B project in conjunction with Speaker Moore's Office which would make the project a state partnership with Air B&B. She noted that the project would be used to capture rural workers to use the bed and breakfast platform to bring people into the County using Wi-Fi remote working. Ms. Nichols discussed that the Economic Development Board is not interested in the project and further discussion was had by Ms. Nichols, Mr. Hampton, and the Board regarding the project with Ms. Nichols noting that it could be something to move to the Tourism Development Authority. Upon motion by Commissioner Wechtel and second by Commissioner Gentry, the Board voted unanimously to move it to the TDA. Further discussion was had by Ms. Nichols and the Board.

Property acquisition at the Beech Glen Community Center was discussed with the Board by Ms. Nichols who noted that she is meeting with the Ivy River Partners for planning and the intent is to apply for the Pigeon River Fund to move forward with planning for the property.

Discussion was had by Ms. Nichols with the Board regarding Madison County Schools facilitating the Construction Trade Program which would include HVAC, Electrical, and Plumbing to build affordable housing. Discussion was also had by the Board regarding the program building sheds for Community Centers in the County.

Upon motion by Commissioner Gentry and second by Commissioner Snelson, the Board voted unanimously to enter into closed session for Economic Development at 6:35 p.m.

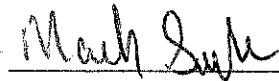
Upon motion by Commissioner Gentry and second by Chairman Snelson, the Board voted unanimously to enter into open session at 6:52 p.m.

**Item 2: Adjournment**

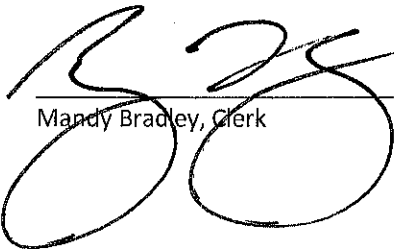
Upon motion by Commissioner Gentry and second by Chairman Snelson, the Board voted unanimously to adjourn at 6:53 p.m.

This the 3rd day of August, 2021.

MADISON COUNTY

  
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Mark Snelson, Chairman  
Board of Commissioners

ATTEST:

  
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Mandy Bradley, Clerk