

**Minutes
Transylvania County Board of Education
November 12, 2013**

INVOCATION/PLEDGE OF ALLEGIANCE

CALL TO ORDER/WELCOME

BUSINESS ITEMS

1. Approval of Agenda
2. Accept/Reject Offer to Purchase Surplus Property

The Transylvania County Board of Education met in special session at 1:00 p.m. on November 12, 2013 at the Morris Education Center. The purpose of the meeting was to take action on an offer to purchase surplus property. Members Tawny McCoy, Chair; Cindy Petit, Vice Chair; Sue Fox; Ron Kiviniemi and Mike Rogers were in attendance. Also present were Dr. Jeff McDaris, Superintendent; Jenny Hunter, Administrative Assistant; Dr. Scott Elliott, Assistant Superintendent; Norris Barger, Director of Business Services; School Resource Officer Desiree Abram; Amy Fisher, Realtor; John Lanier, *Transylvania Times*; and one guest. Chairman McCoy led in a moment of silence and Mr. Kiviniemi led the Pledge of Allegiance. Chairman McCoy welcomed everyone and called the meeting to order.

1. Approval of Agenda

ON A MOTION BY MRS. FOX, SECONDED BY MRS. PETIT, the meeting agenda for November 12, 2013 was approved as presented.

2. Accept/Reject Offer to Purchase Surplus Property

Norris Barger presented an offer from a potential buyer to purchase the Live Project house located at 72 Memory Lane in Brevard for the amount of \$155,000. An earnest deposit of \$1,000 is on file. He pointed out that the offer includes a clause specifying that the Board would pay for up to \$5,000 of the buyer's closing costs, and a home warranty not to exceed \$500. Mr. Barger reported that the property is currently listed at \$199,000, which is a recent reduction from the original list price of \$250,000. The tax value is \$227,000. He explained that the Board could accept the offer, reject the offer, or make a counter-offer. A fourth option would be to grant authority to the Superintendent to negotiate on the Board's behalf if the offer is rejected. Another option would be to list the house with a realtor.

Board members discussed the offer and options. Mrs. Petit reported that as a realtor, she sees that the local housing market has greatly improved from this time last year. Land sales are also beginning to improve. She reported that most of the homes that are selling in this area are those priced below \$250,000.

Mrs. Fisher discussed the property's marketability. She stated that the property has an excellent location, is well built and convenient to town. The fact that it is a three-story building with a spiral staircase could present challenges to buyers.

ON A MOTION BY MR. KIVINIEMI, SECONDED BY MRS. PETIT, the Board voted unanimously to reject the offer of \$155,000 for the Memory Lane property.

ON A MOTION BY MR. ROGERS, SECONDED BY MRS. FOX, the Board authorized the Board chair and the Superintendent to negotiate offers for the Memory Lane property for a period of 12 months and to bring a contract back to the Board for approval. Mr.

Barger noted that with a negotiated offer, the property would have to be advertised for upset bids after an offer is accepted.

Mrs. Petit thanked Mrs. Fisher for bringing the Board a potential buyer.

In the event an agreement is not reached with this buyer, Mr. Barger asked if the Board would want to list the property with a real estate agent. Members discussed the advantages of increased visibility and potential viewings that an MLS listing could provide. Mrs. Petit recommended giving the listing to Mrs. Fisher due to her familiarity with the property. Mr. Kiviniemi asked if there would be any advantage to shopping the listing among multiple agencies. Mrs. Petit advised against this strategy. Dr. Scott Elliott stated that the Board could also consider sending Requests for Proposals to brokers. He agreed with Mrs. Petit that Mrs. Fisher is well acquainted with the property and has a good track record selling homes in that neighborhood.

ON A MOTION BY MRS. PETIT, SECONDED BY MR. KIVINIEMI, the Board voted unanimously to offer the listing contract for the house at 72 Memory Lane to Amy Fisher of Fisher Realty in Brevard and to have an update on marketing strategies at the November 21, 2013 meeting.

There was no further business, and ON A MOTION BY MRS. FOX, SECONDED BY MRS. PETIT, the meeting was adjourned at 1:25 p.m.

Respectfully submitted,

Chairman

Secretary