

**DRAFT**

10/7/2015

MINUTES

CL: BOC  
Steve  
Amy  
Russ

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, OCTOBER 5, 2015**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Tommy Thompson, Vice-Chairman Charlie Messer, Commissioner Grady Hawkins, Commissioner Mike Edney, Commissioner William Lapsley, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Also present were: Management Assistant Megan Powell, Director of Business and County Development John Mitchell, Finance Director Carey McLelland, Library Director Trina Rushing, Central Services Manager Jerry Tucker, Senior Planner Autumn Radcliff, Capital Projects Manager David Berry, Property Addressing Coordinator Curtis Griffin, Transportation Planner Matthew Champion, Chief Deputy Jerry Rice, Captain Steve Carter, Fire Marshal Rocky Hyder, Engineer Marcus Jones, Deputy Jacob Tipton and Deputy Brent Cantrell as security, Assistant Engineer Natalie Berry and PIO Kathy Finotti – videotaping.

**CALL TO ORDER/WELCOME**

Chairman Thompson called the meeting to order and welcomed all in attendance.

**INVOCATION**

County Manager Steve Wyatt provided the invocation.

Chairman Thompson introduced Colton Overcash, Senator Tom Tillis's Western North Carolina regional representative.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the American Flag was led by Micah Batchelder of the Young Naturalists 4-H Club.

**PUBLIC HEARINGS**

**Public Hearing to consider Borg Warner Thermal Systems (formerly Project Insourcing) Economic Incentives**

*Commissioner Hawkins made the motion to go into Public Hearing to consider Borg Warner Thermal Systems (formerly Project Insourcing) Economic Incentives. All voted in favor and the motion carried.*

At the conclusion of the public hearing, the Board may choose to take action, delay action to a subsequent meeting, or take no action.

Henderson County Partnership for Economic Development President Andrew Tate stated as noticed to the public, the public benefit to be derived from the proposed capital project is a total taxable capital investment by BorgWarner Thermal Systems, Inc. of at least \$8,200,000.00 in business personal property (equipment). The project would result in the creation of at least thirty-one (31) new jobs, at an average wage in excess of the average wage in Henderson County for full-time employment, plus other benefits. The contemplated incentives would last for a period of seven (7) years. The first year's contemplated incentive, if granted, would be not more than \$29,481.00. The maximum amount of incentives to be considered in this grant over the seven years would be \$140,033.00. The company currently employs 270 with an average wage of \$60,000 per year.

Mr. Tate introduced Plant Manager Todd Bennington and Senior Financial Systems Analyst Todd Mathis who thanked the Board for their consideration.

DATE APPROVED:

Public Input

There was none.

*Commissioner Hawkins made the motion to go out of public hearing. All voted in favor and the motion carried.*

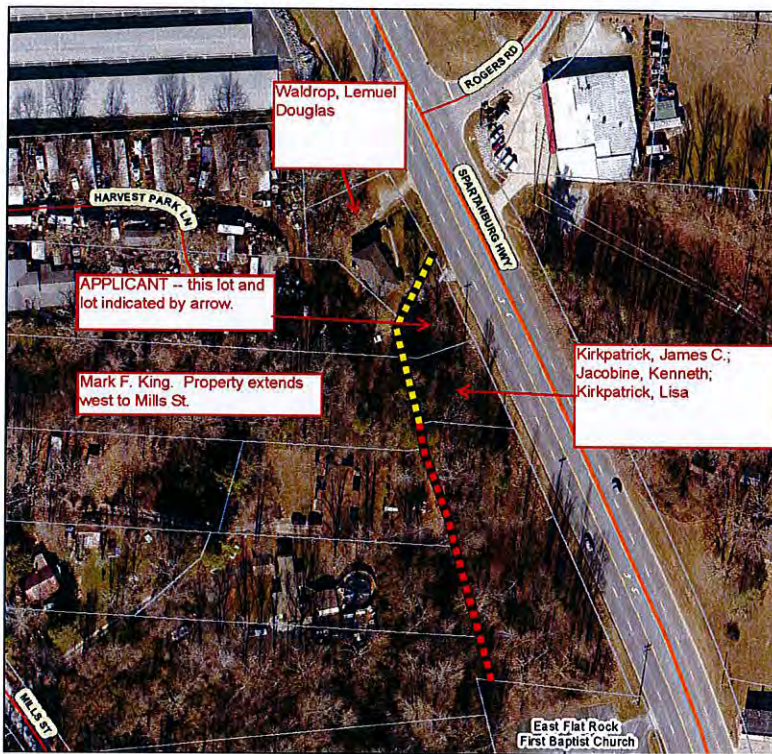
*Commissioner Edney made the motion to grant incentives to Borg Warner as presented for a period of 7 years with the condition of all necessary requirements being met. All voted in favor and the motion carried.*

**Public Hearing to permanently close the unopen right-of-way of Rogers Avenue**

Property Addressing Coordinator Curtis Griffin stated the Henderson County Board of Commissioner’s passed a resolution at the September 8, 2015 board meeting stating their intent to hold a public hearing for the purpose of permanently closing the remainder of unopened right-of-way for Rogers Avenue.

North Carolina General Statute 153A-241 requires that a public hearing be held for the permanent closing of a public road or easement and that the board must adopt an order closing the right-of-way if it deems no individual owning property would be deprived of a reasonable means of ingress and egress.

**Proposed Road Right Of Way Closure**



Yellow dashed line: Road Right of Way Requested to be Closed

Red dashed line: Portion of Road Right of Way Previously Approved to be Closed by Board of Commissioners in 2009

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Map created by Curtis Griffin  
Henderson County Planning Department  
08/12/2015

0 25 50 100 150  
Feet

1 inch = 100 feet



Public Input

1. Neal Jackson- has been using the access road for 30 years. He has access through another road and is okay with the change.

2. Mark King – is opposed to closing of the remaining portion of Rogers Avenue. He is planning a business and loss of access from Highway 176 would be detrimental to that business.
3. Jim Kirkpatrick – is in support of the closure.

*Commissioner Messer made the motion to go out of public hearing. All voted in favor and the motion carried.*

The original request for partial closure of the road in 2009 was for the highlighted red area only. It was uncertain why the remaining right-of-way was not included.

Commissioners Lapsley, Edney, Messer and Hawkins agreed that the closure would devalue Mr. King's property, and the other property owners would not be affected if the right-of-way remained open. Chairman Thompson felt it was a good idea to close the right of way if another entry was available.

*Commissioner Lapsley made the motion that the Board denies the closure of the remaining right-of-way for Rogers Avenue. Commissioner Hawkins called to question. The motion passed 4-1 with Chairman Thompson voting nay.*

### **Public Hearing for the FY 2016 Rural Operating Assistance Program (ROAP)**

Transportation Planner Matthew Champion stated the Henderson County Board of Commissioners scheduled this public hearing regarding the FY 2016 North Carolina Department of Transportation (NCDOT) Rural Operating Assistance Program (ROAP) grant application in the amount of \$171,429. Henderson County's FY 2016 allocation is decreased by \$24,666 from FY 2015. The rural general public was recalculated significantly smaller than previously determined.

The County receives these grant funds annually and passes them through to Western Carolina Community Action (WCCA), the NCDOT designated Henderson County transit provider. WCCA provides transit services according to specified performance standards and supplies the required matching funds for the grant. The grant funds provide for senior and disabled transportation programs, transportation for a WorkFirst education program, and continuation of public transit service to Edneyville, and demand response transit for citizens who live in other rural areas of Henderson County.

Notices of the public hearing were published (in English) in The Hendersonville Tribune on Thursday, September 24, 2015 and in the Times News on Friday, September 25, 2015 and (in Spanish) in La Voz Independiente on Wednesday, September 23, 2015. These notices fulfill NCDOT requirements for this grant application.

The Board of Commissioners must hold a public hearing on the application. Staff requests the Board approve the Certified Statement and authorize staff to file the application with the NCDOT subject to any comments at the hearing. No County funds are required for this program.

#### Public Input

There was none.

*Commissioner Hawkins made the motion that the Board approves the Certified Statement and authorize staff to execute all required documents for the FY 2016 ROAP grant application. All voted in favor and the motion carried.*

### **INFORMAL PUBLIC COMMENTS**

1. Phillip Allen – requested the Board revisit placing “In God We Trust” on the courthouses. He feels this is bad public policy and it endorses religion by government. Mr. Allen stated this is a secular nation and he is against putting the motto on the courthouses.

Commissioner Hawkins noted the phrase "In God We Trust" was a law passed in 1956 in the United States and it was used to differentiate from Atheist Communism. It's the law of the land and was tried in the courts in 1970. He did not see any reason that the Commissioners should back off from their position. E Pluribus Unum was a phrase that came out in 1782, five years before the Constitution was written. Subsequent to that we had a public law that declares the law of the land to be our motto, U.S. Code § 302 - National motto.

#### **DISCUSSION/ADJUSTMENT OF CONSENT AGENDA**

*Commissioner Lapsley made the motion to adopt the Consent Agenda minus item G "Budget Amendment – Sheriff" (for a future meeting), and pulling item I "Re-adopt CDBG Plans and Reports for Current and Future CDBG Grants" for discussion. All voted in favor and the motion carried.*

#### **Re-adopt CDBG Plans and Reports for Current and Future CDBG Grants – discussed\***

Henderson County received \$400,000 of Community Development Block Grant funds from the N.C. Department of Commerce's Division of Community Investment and Assistance (CI) in June of 2012 and \$454,960 from the 2012 N.C. Catalyst grant for Henderson County's Habitat for Humanity's Dodd Meadows neighborhood.

As a requirement of these grants and future CDBG grants, the Board of Commissioners is asked to consider the re-approval of the necessary compliance plans and reports that must be updated prior to the State conducting the final monitoring visit for the SSH grant and to continue the Catalyst grant. Specifically, these include 1) a Resolution to Adopt the Required CDBG Policies, Procedures and Plans for the County's Programs and 2) a Fair Housing Resolution.

The Board previously adopted these policies, procedures and plans which will expire in October of 2015. Staff request the Board re-adopt these plans which will cover the County's current and future CDBG grants through October of 2018. The Policies, Procedures and Plans can be adopted under one motion by the Board. The Fair housing resolution requires separate action.

\*Commissioner Hawkins noted that one document was inadvertently left out of the agenda package. The item is the Equal Employment and Procurement Plan and reads as follows:

Henderson County maintains the policy of providing equal employment opportunities for all persons regardless of race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are bona fide occupation qualifications for employment.

In furtherance of this policy, Henderson County prohibits any retaliatory action of any kind taken by any employee of the locality against any other employee or applicant for employment because that person made a charge, testified, assisted or participated in any manner in a hearing, proceeding or investigation of employment discrimination.

Henderson County shall strive for greater utilization of all persons by identifying previously underutilized groups in the workforce, such as minorities, women, and the handicapped, and making special efforts toward their recruitment, selection, development and upward mobility and any other term, condition, or privilege of employment.

Responsibility for implementing equal opportunities and affirmative action measures is hereby assigned to the Board of Commissioners' Chairman to assist in the implementation of this policy statement.

Henderson County shall develop a self-evaluation mechanism to provide for periodic examination and evaluation. Periodic reports as requested on the progress of Equal Employment Opportunity and Affirmative Action will be presented to the Board of Commissioners' Chairman.

The County is committed to this policy and is aware that with its implementation, the County will receive

positive benefits through the greater utilization and development of all its human resources.

*Commissioner Hawkins made the motion to approve and individually adopt the resolutions, plans and policies in the order presented (with the inclusion of the Equal Employment and Procurement Plan) as required on behalf of the County's current and future CDBG projects. All voted in favor and the motion carried.*

CONSENT AGENDA consisted of the following:

**Minutes**

Draft minutes were presented for board review and approval of the following meeting(s):  
 September 16, 2015 - regularly scheduled meeting

**Tax Collector's Report**

Collections Specialist Luke Small had presented the Tax Collector's Report to the Commissioners dated September 24, 2015 for information only. No action was required.

**Pending Releases & Refunds**

The pending releases and refunds were reviewed by the County Assessor and as a result of that review, it was the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor's Office. These pending release and refund requests were submitted for the approval by the Henderson County Board of Commissioners.

Type	Amount:
Total Taxes Released from the Charge	\$ 221,924.07
Total Refunds as a Result of the Above Releases	\$ 1,555.29

*Motion:*

*I move the Board approves the Combined Release/Refund Report as presented.*

**County Financial Report/Cash Balance Report – August 2015**

The August 2015 County Financial Report and Cash Balance Reports were provided for the Board's review and approval.

Since there were three (3) payrolls in the month of July instead of the normal two (2), actual to budget percentages for most departments were a little higher than average through August. The following are explanations for departments/programs with higher budget to actual percentages for the month of August:

- Dues/Non-profits – 1<sup>st</sup> quarter approved non-profit contribution payments
- Information Technology – encumbrance of approved technology purchases for the fiscal year
- EMS – purchase order encumbered for the purchase of three new ambulance units approved in the budget
- Rescue Squad – 1<sup>st</sup> quarter approved non-profit contribution payment
- Mental Health – 1<sup>st</sup> quarter maintenance of effort (MOE) payment made to the Smoky Mountain Center

The YTD deficit in the CDBG – Dodd Meadows Project Fund is temporary and due to a timing delay between the expenditure of grant funds on the project and the subsequent reimbursement of expended funds from the Division of Community Assistance.

The YTD deficit in the Immigration and Customs Enforcement (ICE) Fund is from the transfer of the remaining funds available to the County's General Fund due to completion of participation in this federal program by the Sheriff's Department. Final ICE Program funding ceased as of December 31, 2014.

The YTD deficit in the Westfeldt Park Project is due to the payment of project expenditures and the subsequent reimbursement of grant funds from the NCDENR – Recreational Trails Grant Program.

Motion:

*I move that the Board of Commissioners approves the August 2015 County Financial Report and Cash Balance Report as presented.*

**Public Schools Financial Reports – August 2015**

The Henderson County Public Schools August 2015 Local Current Expense Fund / Other Restricted Funds Financial Report was provided for the Board's information.

Motion:

*I move that the Board of Commissioners approves the Henderson County Public Schools August 2015 Financial Report as presented.*

**Transfer of Ownership – Tex (Canine) – Sheriff's Department**

The Henderson County Sheriff's Office requests that the ownership of Canine Officer TEX be transferred to Deputy Crystal Riley as Canine Officer TEX is no longer able to perform his duties. A tentative agreement between the parties has been reached to effectuate the transfer that holds Henderson County harmless for any expense or responsibility.

Canine Officer TEX has served the Henderson County Sheriff's Office for 9 years and has significantly contributed to the resolution of numerous cases. Canine Officer TEX has spent his life serving our community and agency. The Henderson County Sheriff's Office thanks Canine Officer TEX for his many years of service.

Motion:

*I move the Board allows Sheriff Charles McDonald and the Henderson County Sheriff's Office to transfer ownership of Canine Officer TEX to Deputy Crystal Riley.*

**Budget Amendment – Sheriff (This item was pulled from the agenda and moved to a future meeting)**

**Budget Amendment – EMS Station #5**

At the April 15, 2015 Commissioners' meeting, the Board approved the purchase of the Valley Hill Fire Station #2, to be utilized as a new EMS station. Valley Hill moved to their new location on October 2, 2015. To prepare the facility to meet the needs of an EMS crew, staff has developed an up-fit estimate of approximately \$37,500.

Motion:

*I move the Board approves the proposed budget amendment of \$37,500 to up-fit the Valley Hill #2 Fire Station, for utilization as the new EMS Station #5.*

**Set Three Public Hearings for Assignment of New Road Names**

The naming of streets is required by the Henderson County Property Addressing Ordinance (Chapter 41) when an unnamed street has at least 3 or more homes accessed off it. Assignment of road names avoids possible confusion when responding to emergency situations.

North Carolina General Statute and the Property Addressing Ordinance require the Board to hold a public hearing prior to assigning a new road name. A separate public hearing is required to name each of the three unnamed streets. The Property Addressing Office has obtained the agreement of 100% of the property owners along each of these proposed streets for the following proposed names:

1. Access Lane
2. Stay A Way
3. Peaceful Meadows Lane

Motion:

*I move the Board sets three public hearings for Monday November 2, 2015 at 5:30 p.m. for the purpose of new road name assignments.*

**Beaver Management Assistance Program**

Henderson County has participated in the Beaver Management Assistance Program in previous years. This program is a cost share program, and is managed through the North Carolina Wildlife Resources Commission. Citizens who elect to participate in the program are able to take advantage of a much lower cost for dealing with beaver management. Henderson County's share of the program is \$4,000. The program year begins October 1, 2015 and runs through September 30, 2016.

Motion:

*I move the Planning Department Staff signs the Beaver Management Assistance form, electing to participate in the program for the 2015-2016 year.*

**Tax Release, Valid Defense**

Mountain Home Independent Baptist Church ("MHIBC") is the listed owner of a building and parcel located on Mountain Road. It is County parcel number 9968370. MHIBC has been assessed and billed for *ad valorem* property taxes for 2014 and 2015. MHIBC has requested the release of these taxes, pursuant to N.C. Gen. Stat. §105-381, as shown on the attached.

Under §105-381, the Board "shall within 90 days after receipt of such request determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct tax liability or notify the taxpayer in writing that no release or refund will be made".

As shown by the documents from MHIBC, the property was not used as a church meeting place for a period, awaiting renovations.

While one case under North Carolina law can be argued to support a contrary view, there is no case reported under the Machinery Act where a property previously entitled to an exemption loses the exemption during a period of disuse where there is a credible plan for future, exempt use, and where there is no non-exempt use in the meantime. *In re the Appeal of Worley*, 93 N.C. App. 191 (1989), allowed "holding for future use" of a property attendant to an exempt parcel as an exempt use.

County attorney recommends the grant of this release, as this property was put to no non-exempt use, and was held for future, exempt, use by one or another exempt entity.

Motion:

*I move the Board grants the requested release.*

**Hospital Corporation reimbursement resolution**

A proposed reimbursement resolution from bond counsel was provided for the Board's consideration. It tracks and essentially parrots one adopted by the Hospital Corporation allowing for Hospital Corporation reimbursement of certain expenses incurred from the proceeds of a borrowing, as detailed in the resolution. The purpose of a reimbursement resolution is to allow project costs incurred prior to the closing of the (tax-free) financing to be reimbursed from the financing proceeds. The projects involved are (1) facility improvements for the Comprehensive Cancer Center, (2) acquisition of a 30% ownership interest in the ownership entity for Phase 3 of the Mission-Pardee Health Campus, and (3) various improvements to the Hospital's ambulatory services. The County's adoption of this resolution is related to the County's ownership of the real estate used (leased) by the Hospital Corporation, and does not provide for any future indebtedness on the part of the County.

Motion:

*I move that the Board approves the reimbursement resolution as presented for the Henderson County Hospital Corporation.*

**DISCUSSION/ADJUSTMENT OF DISCUSSION AGENDA**

*Commissioner Lapsley made the motion to approve discussion agenda as presented. All voted in favor and the motion carried.*

**Nominations**

Chairman Thompson noted the vacancies and opened the floor for nominations.

Notification of Vacancy

**1. Nursing/Adult Care Home Community Advisory Committee – 1 vac.**

Nominations

**1. Child Protection and Fatality Prevention Team – 1 vac.**

Chairman Thompson nominated Alicia Allman for position # 3. *Chairman Thompson made the motion to accept the appointment of Alicia Allman to position #3 by acclamation. All voted in favor and the motion carried.*

**2. EMS Peer Review Committee – 2 vac.**

Chairman Thompson nominated Mike Cavacos for position #15. *Chairman Thompson made the motion to accept the appointment of Mike Cavacos to position #15 by acclamation. All voted in favor and the motion carried.*

**3. Equalization and Review, Henderson County Board of – 1 vac.**

There were no nominations at this time and this item was rolled to the next meeting.

**4. Historic Resources Commission – 1 vac.**

There were no nominations at this time and this item was rolled to the next meeting.

**5. Juvenile Crime Prevention Council – 7 vac.**

There were no nominations at this time and this item was rolled to the next meeting.

**6. Land-of-Sky Regional Council – 1 vac.**

Commissioner Hawkins nominated Larry Rogers for position #2. *Chairman Thompson made the motion to accept the appointment of Larry Rogers to position #2 by acclamation. All voted in favor and the motion carried.*

**7. Mountain Valleys Resource Conservation and Development Program – 1 vac.**

There were no nominations at this time and this item was rolled to the next meeting.

**8. Nursing/Adult Care Home Community Advisory Committee – 5 vac.**

Chairman Thompson nominated Heidi Davis for position #8 and Nancy Gomoll for position #14. *Chairman Thompson made the motion to accept the appointment of Heidi Davis to position #8 and Nancy Gomoll to position #14 by acclamation. All voted in favor and the motion carried.*

**9. Senior Volunteer Services Advisory Council – 3 vac.**

There were no nominations at this time and this item was rolled to the next meeting.

**10. Walk of Fame Steering Committee – 1 vac.**

There were no nominations at this time and this item was rolled to the next meeting.



### **HENDERSON COUNTY PUBLIC SCHOOLS LONG TERM CAPITAL REQUEST**

Ervin Bazzle, Board of Education Chair, presented the Board of Education's Long Term Capital Request to the Board of Commissioners. Mr. Bazzle stated since 1999 we have addressed the needs of 8 elementary schools with either renovation or new construction, and he recognized the remarkable progress.

#### New Schools

- Clear Creek Elementary (2002)
- Fletcher Elementary (2001)
- Hillandale Elementary (2009)
- Glenn C. Marlow Elementary (1999)
- Mills River Elementary (2009)
- Sugarloaf Elementary (2008)

#### Completed renovation and some new construction

- Bruce Drysdale Elementary (2014)
- Dana Elementary (2007)
- Etowah Elementary (2002)

#### Building issues that still need to be addressed

- Edneyville Elementary needs major renovation or new construction
- Upward Elementary needs expansion of core area and additional classrooms (8 mobile units on site)
- Hendersonville Elementary needs additional classrooms (4 mobile units on site)
- Atkinson Elementary needs additional classrooms and expansion of cafeteria (2 mobile units on site)
- Bruce Drysdale Elementary needs additional classrooms (2 mobile units on site)

There are 4 Middle Schools, 4 traditional High Schools, 1 Early College and 1 Education Center.

- A ten classroom wing was added to Flat Rock Middle and Rugby Middle in 2004
- A new building was constructed and an old building renovated at Hendersonville Middle in 2005
- A building was added on the campus of Apple Valley and North Henderson High in 2011

#### Buildings that need to be addressed

- Hendersonville High School needs major renovation or new construction
- Balfour Education Center needs new construction and the BOE would like to move it to the BRCC Campus to create a new Career Academy
- East Henderson High School needs to expand cafeteria capacity, add additional classrooms, and connect buildings (4 mobile units on site)
- West Henderson high School needs to connect buildings in three areas

#### Bus Garage/Transportation Center

- Renovation or new construction is needed for the bus garage/transportation center

The most pressing needs to deal with are building deficiencies, meeting DPI recommendations, and enhancing student safety at Edneyville Elementary, Hendersonville High School, and Balfour Education Center/ Career Academy. Clark Nexsen Architectural Firm has evaluated each of these three facilities to conduct a feasibility analysis, determine if the buildings meet DPI recommended standards, evaluate renovation compared to new construction or a combination, and projected a cost analysis.

The Board of Education would like to move forward with all three projects based on the County's ability to put a funding stream into place, but recognize this could be difficult.

The Architect recommends new construction as opposed to renovation at Edneyville Elementary. Much like

Hillandale and Mills River, there is sufficient property on the current site to construct a new school.

Feasibility Scores

- 18 or more indicates good feasibility for renovation
- 12 or less indicates poor feasibility for renovation
- 10 or more indicates good site feasibility
- 7 or less indicates poor site feasibility

Edneyville scored a 2

Edneyville scored an 11

The current Balfour site could be repurposed for utilization by the county without having to purchase other property. A new building at BRCC Campus could house the Early College students and a new career academy.

An architect has developed six different options that deal with renovation and new construction at Hendersonville High School. This is a complex project that will require more discussion with a variety of stakeholders to determine the best path going forward.

Feasibility Scores

- 18 or more indicates good feasibility for renovation
- 12 or less indicates poor feasibility for renovation
- 10 or more indicates good site feasibility
- 7 or less indicates poor site feasibility

Hendersonville scored on average a 6.8

Hendersonville scored on average a 10

The architects have stated that the Edneyville Elementary and Career Academy projects would be pretty straight forward since both would be new construction and would not interfere with the current school settings. With that in mind, the desire is that both building projects could move forward simultaneously.

The Hendersonville High School project is more complex and will require more planning time. If funding is available the BOE would like to move forward regarding the planning and development of this project. The architects have indicated it will take time to develop this project regardless of which option is selected.

The architects will be providing a more detailed presentation including specifics about each project, the deficiencies, timelines, and projected cost. The cost of construction has dramatically increased since our last building projects. The cost per foot has increased from approximately \$127 in 2009 to \$203 in 2014.

Commissioner Edney questioned the change in Raleigh on sales tax distribution.

County Manager Steve Wyatt stated redistribution of sales tax has changed with other items added to the base. We need to use a conservative approach until we see the actual money coming in. We are hoping for a projected increase of approximately \$500,000 annually that grows. Debt principal is also coming down and we should be able to start some projects next year. The Board could possibly look at a property tax increase to escalate the process.

Commissioner Lapsley noted the need of three projects (Hendersonville High School, Balfour Education Center and Edneyville) are due to the age of the buildings, which have reached or exceeded their life expectancy.

David Jones reemphasized the aging infrastructure and deficiencies of the buildings.

David Jones took time to recognize the tremendous job by the Sheriff and his department with response at the Apple Valley situation.

*Commissioner Messer made the motion that the Board schedules Architect Chad Roberson for the October 21, 2015 meeting, to present a detailed analysis and justification for the request to the Board. All voted in favor and the motion carried.*

**PARDEE HOSPITAL BUDGET PRESENTATION**

Alan House, from Margaret R. Pardee Memorial Hospital (Henderson County Hospital Corporation) had submitted the organization’s proposed budget for FY2016 as approved by the Board Finance Committee, to the Board of Commissioners as required by the Corporation’s bylaws.

CEO Jay Kirby updated the Board on the past fiscal year.

- 2014 had proven to be difficult, however 2015 has shown growth and development.
- The Health Sciences Center is a major accomplishment.
- Both Urgent Care and ER are ahead of their budgets.
- Patient satisfaction continues to grow.
- Pardee is in the top 15 in Health Systems in North Carolina, and is a 4 Star Hospital.

FY16 Operating & Capital Budget Summary and Key Assumptions.

- Break-even Consolidated Net Operating Margin
  - EPIC and Lawson conversion costs
- Total Margin of \$3.9M or 1.9%
- Average charge increase of 5% effective 10/1/15
- Merit increases will not exceed an average of 2.5%, effective 4/1/16
  - Contingent on market conditions and financial performance
- \$7M of routine capital equipment

Alan House shared the FY16 Budget Key Hospital Operating Statistics and the FY 16 Budgeted Operating Margin.

**FY16 Budget Key Hospital Operating Statistics**

(\$ in Thousands)

	<b>FY 2014</b>	<b>FY 2015P</b>	<b>FY 2016B</b>	<b>Change From FY15-16</b>	
Admissions (Adult)	6,801	7,596	<b>8,214</b>	618	8.13%
Patient Days	26,768	29,601	<b>31,746</b>	2,145	7.25%
ADC	73.3	81.1	<b>86.7</b>	5.9	7.25%
ALOS (acute only)	3.9	3.9	<b>3.9</b>	3.5	
Deliveries	298	316	<b>300</b>	(16)	-5.06%
ER Visits	30,685	30,784	<b>30,986</b>	202	0.66%
Physician Visits	90,081	101,680	<b>122,640</b>	20,960	20.61%
Surgical Cases: IP	1,516	1,589	<b>2,207</b>	618	38.86%
Surgical Cases: OP	5,725	5,671	<b>6,658</b>	987	17.41%
Total Surgical Cases	<u>7,241</u>	<u>7,260</u>	<b><u>7,577</u></b>	<u>1,605</u>	<u>22.11%</u>
Endoscopy Cases	2,307	2,327	<b>2,402</b>	75	3.24%
Pain Mgmt Cases	5,268	6,965	<b>7,854</b>	889	12.76%
MRI Scans	5,191	5,248	<b>5,248</b>	-	0.00%
CT Scans	15,078	15,516	<b>15,578</b>	62	0.40%

**FY16 Budgeted Operating Margin 0.0%**  
(\$ in Thousands)

	<u>FY 2014 Actual</u>	<u>FY 2015 Projected</u>	<u>FY 2016 Budget</u>
Operating Revenue			
Net Patient Service Revenue	\$ 145,639	\$ 165,316	\$ 204,223
Other Operating Revenue	<u>4,451</u>	<u>4,545</u>	<u>4,150</u>
Net Operating Revenue	<u>150,090</u>	<u>169,861</u>	<u>208,373</u>
Operating Expense			
Salaries, Wages & Benefits	78,204 52.1%	81,856 48.2%	98,171 47.1%
Medical & Other Supplies	38,614	41,544	53,133
Contract Fees	11,398	13,443	20,477
Rental and Leases	3,315	4,000	4,875
All Other Expenses	15,081	14,829	21,963
Depreciation	<u>9,523</u>	<u>9,472</u>	<u>9,702</u>
Total Operating Expenses	<u>156,135</u>	<u>165,144</u>	<u>208,321</u>
Operating Income	(6,045) -4.0%	4,717 2.8%	52 0.0%
Non-Operating Income	<u>1,985</u>	<u>3,767</u>	<u>3,881</u>
Excess Revenues Over Expense	<u>\$ (4,060) -2.7%</u>	<u>\$ 8,484 5.0%</u>	<u>\$ 3,933 1.9%</u>

**FY16 Budget – Before and After EPIC**  
(\$ in Thousands)

	<u>FY 2016 HCHC Pre- EPIC</u>	<u>FY 2016 EPIC</u>	<u>FY 2016 HCHC Budget</u>
Operating Revenue			
Net Patient Service Revenue	\$ 204,223	\$ -	\$ 204,223
Other Operating Revenue	<u>4,150</u>	<u>-</u>	<u>4,150</u>
Net Operating Revenue	<u>208,373</u>	<u>-</u>	<u>208,373</u>
Operating Expense			
Salaries, Wages & Benefits	95,847 46.0%	2,324	98,171 47.1%
Medical & Other Supplies	53,133	-	53,133
Contract Fees	18,948	2,529	21,477
Rental and Leases	4,875	-	4,875
All Other Expenses	20,803	160	20,963
Depreciation	<u>9,702</u>	<u>-</u>	<u>9,702</u>
Total Operating Expenses	<u>203,308</u>	<u>5,013</u>	<u>208,321</u>
Operating Income	5,065 2.4%	(5,013)	52 0.0%
Non-Operating Income	<u>3,881</u>	<u>-</u>	<u>3,881</u>
Excess Revenues Over Expense	<u>\$ 8,946 4.3%</u>	<u>\$ (5,013)</u>	<u>\$ 3,933 1.9%</u>

**FY16 Capital Budget Summary**  
 (\$ in Thousands)

<b>Routine Capital Items &gt; \$250K</b>	<b>FY16</b>	
OR Integration	\$ 870	Facilities
PACS	490	New Service
Mammography	386	New Service
MRI Construction for new leased MRI	351	Replacement
Boiler	350	Obsolescence
Engineering Upfit	325	Facilities
Contingency	750	As Needed
All other routine equipment	3,478	Various
<b>Total Routine Capital Dollars</b>	<b><u>\$7,000</u></b>	

**SOLID WASTE FUNDING POLICY**

Engineer Marcus Jones stated with the options presented in the presentation, staff requests that the Board give direction on a policy to fund Solid Waste operations. Staff will prepare any required documentation for Board approval during a future meeting prior to the FY2017 budget process.

The purpose is to determine a Funding Policy for Solid Waste for the FY2017 Budget Process.

**Operations and budget overview**

**Solid Waste Programs:**

- MSW & C&D disposal
- Convenience Center
- Concrete & Inert Debris Recycling
- Wood & Pallet Recycling
- Shingle Recycling
- Hauler Recycling
- Paint Recycling
- Household Hazardous Waste
- Electronics Recycling
- Battery Recycling
- Mercury Product Recycling
- Oil & Filter Recycling
- Tire Recycling
- Appliance Recycling
- White Goods Recycling
- Metal Recycling

- Self-Supporting Enterprise Fund
- FY2016 Budget: \$5,428,583
  - \$405,000 Cane Creek Salaries & Benefits
- FY2016 Tipping Fee: \$60 per ton
- Hauling & Disposal: \$35.24 per ton
- 78,213 tons of material in FY2015
- Fund Balance has trended down since FY2010

### Challenges

- Loss of Tonnage (Revenue) due to Recession (25% at lowest point)
- Diesel Prices (Fuel Surcharge): up to \$175,000 per year
- Annual Post Closure Costs: \$500,000 (no associated revenue)
- Annual Convenience Center Cost: \$300,000 plus \$185,000 in debt service (no associated revenue)
- Tonnage (Revenue) leaving County: 20k to private Transfer Station in Buncombe County
- No viable disposal option to Transfer
- Contractual COLA on expenses (H&D and S&B)

### Funding Options:

#### Tipping Fee Increases

##### Pros:

- Limited risk due to unknown consequences of a policy change

##### Cons

- Possible large fee increases
- Not sustainable long term
- Reach a point where fee increase generates less revenue due to more waste leaving County.
- Require haulers to bring tonnage (revenue) to County Facility: (20,000 tons or \$400,000 to \$500,000 net revenue)
- Availability Fee / General Fund Allocation
- Fee at Convenience Center (not stand alone)

#### Require haulers to bring tonnage (revenue) to County Facility

##### Pros:

- Generate \$400,000 to \$500,000 in net revenue
- Likely avoids tipping fee Increase concerns
- Long term sustainability likely
- Equity to local haulers and their customers

##### Cons:

- Impact business of non-County haulers
- "Government intervention into free enterprise"
- Enforcement

#### Availability Fee / General Fund Allocation

##### Pros:

- Distributes revenue burden most directly to cost generator
- Cost Recovery from COLAs
- Avoids Tipping Fee Increase concerns
- Sustainable long term

##### Cons:

- Increases property tax as much as 0.75 cents or adds a fee to the tax bill that equates to as much as 0.75 cents (up to \$800,000)

#### Fee at Convenience Center

##### Pros:

- Recover costs some costs associated with the Center

##### Cons:

- Does not completely solve funding concern
- Removes the no cost trash deposal option for Citizens
- Likely meet strong resistance from Center's customers

County Manager Steve Wyatt suggested contacting haulers who are permitted in Henderson County to make them aware of upcoming changes, and give them an opportunity to be heard.

Commissioner Lapsley asked Marcus Jones to look at seeing if there is any way to sell the methane gases from the landfill.

Marcus Jones explained that some of the haulers permitted in Henderson County deliver to a private landfill in Buncombe County due to lower tipping fees.

Commissioner Hawkins felt three ways to fund the enterprise fund were to raise county tax to subsidize the enterprise fund, look at the flow control with the permitting process, and have staff evaluate the recycling program to see what is mandated.

Commissioner Thompson suggested flow control within Henderson County.

County Manager Steve Wyatt explained that permits for haulers are effective in January and we need to tie the flow to the permits.

*Commissioner Edney made the motion that the Board directs the County Attorney to develop a flow control ordinance making it illegal to haul out of Henderson County, implemented through permitting, and bring it back to the Board for approval. All voted in favor and the motion carried.*

#### **ECONOMIC ASSESSMENT OF HENDERSON COUNTY NC**

Commissioner Lapsley presented the recently completed "Economic Assessment of Henderson County NC", prepared by SYNEVA Economics. Following the presentation of the Assessment, the Board is requested schedule Tom Tveidt with SYNEVA Economics, to provide a detailed report of the Assessment at the October 21, 2015 meeting.

This report was prepared, at the request of the Board of Commissioners, by research economist Tom Tveidt of SYNEVA Economics LLC, located in Asheville, North Carolina. Mr. Tveidt is a noted research economist who has prepared reports similar to this for communities around the country.

There are no recommendations in the report for action by the Board, and no need for anyone to panic once they have reviewed the document. It's a compilation of statistical information and published public data related to the economic conditions in Henderson County.

Mr. Lapsley stated that Henderson County is a community of over 100,000 people who reside within a defined border. A geographic boundary established by our state officials. The community has elected this Board to make decisions on its behalf that impact our way of life in many different ways. The Board of Commissioners have the authority to provide certain services for the citizens of the community. These services are those things that are for the collective good of everyone. These are services that we need as individuals but would be impossible to obtain unless we do them together rather than attempt to do them by ourselves.

Services like fire protection, emergency medical services, law enforcement, public health, public education, community planning, etc. All of these services are wonderful and we are all grateful that they are made available to us by our county government. However, all of these services require people properly educated, trained, and quick to provide the services...which cost money, lots and lots of money.

The Board of Commissioners acquire the majority of funding to do all of this from three basic sources; property taxes, sales taxes, and fees for services (the three largest). The property owners and residents of Henderson County provide the funds to the county government. The residents get this money from the components of our

local economy. So it is in the best interest of all of us including community leaders to understand the makeup of our local economy and how significant each component is to our county government revenue stream.

The ultimate goal and responsibility of our community leaders and the Board of Commissioners is to make the best decisions on matters that will not only protect our local economy but help it grown and expand in the years ahead. This report is a synopsis of our economy, a snap shot in time, and is presented in five separate sections including Demographics, Income and Average Wage, Employment, Business and Personal Property Values, and Key Economic Activities and Impact.

The local economy has experienced several up and downs over the last forty-one years that Mr. Lapsley's family has been blessed to live here. His personal opinion is that the community leaders of years ago made wise and thoughtful decisions to keep our local economy diversified, and not focus solely on one business category. We are not focused just on agricultural like most counties in other states. We are not focused solely on tourism like Atlantic City, Los Vegas, or Gatlinburg, Tennessee. We are not focused solely on single manufacturing industry like Detroit or Youngstown, Ohio with a steel business. We are not solely focused on retirees like Sun City, Florida or Arizona.

The decisions that our community leaders made years ago has turned out to be our saving grace bearing the downturns in the overall economy. When one segment in the economy is down, the others tend to keep us afloat. Commissioner Lapsley requested the Board review the report carefully and bring questions back to the next meeting on October 21.

*Chairman Thompson made the motion that the Board schedules Tom Tveidt for the October 21, 2015 meeting, to provide a detailed report of the Assessment to the Board. All voted in favor and the motion carried.*

#### **FIRE INSPECTIONS FEES**

Commissioner Charlie Messer requested that this item be included on the agenda, to allow for discussion of the Fire Inspection Fees. Mr. Messer asked the Board to revisit fire inspection fees in the next budget cycle.

#### **COUNTY MANAGER'S REPORT**

County Manager Steve Wyatt stated in the next meeting thorough discussion and analysis or justification of the school projects and the Economic Assessment will be lengthy. We will try to keep discussion items limited.

The previous Saturday Mr. Wyatt observed Mr. Lapsley's alma mater play football in Western North Carolina for the first time. The University of Wyoming played Appalachian State University with a win by Appalachian State of 31-13.

#### **CLOSED SESSION**

The Board is requested to go into closed session pursuant to N.C. Gen. Stat. §143-318.11 (a)(3) &(a)(4) for the following reason(s):

Pursuant to N.C. Gen. Stat. §143-318.11(a)(3), to consult with an attorney employed or retained by the Board to preserve attorney-client privilege.

Pursuant to N.C. Gen. Stat. §143-318.11(a)(4), to discuss matters relating to the location or expansion of industries or other businesses in Henderson County, including agreement on a tentative list of economic development incentives that may be offered by the Board in negotiations.

*Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a), for the reasons set out in the Request for Board Action in the Board's agenda packet. All voted in favor and the motion carried.*



October 5, 2015

17

**ADJOURN**

*Commissioner Edney made the motion to go out of closed session and adjourn at 9:20 p.m. All voted in favor and the motion carried.*

Attest:

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Teresa L. Wilson, Clerk to the Board

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Thomas H. Thompson, Chairman

**HENDERSON COUNTY  
NORTH CAROLINA**

Before the Board of Commissioners

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**ORDER CLOSING THE REMAINING UNOPENED  
RIGHT-OF-WAY FOR ROGERS AVENUE**

THIS MATTER came on for hearing before the Henderson County Board of Commissioners at its regular October 5, 2015, meeting, pursuant to N.C. Gen. Stat. §153A-241, on the issue of closing of the remaining unopened right-of-way for Rogers Avenue, and was heard by the Board after public hearing. The Board of Commissioners makes the following findings:

1. This matter first came before the Board of Commissioners on at the Board's regular meeting on September 8, 2015, on the petition of Neal Erwin Jackson to close the remaining portion of Rogers Avenue in the East Flat Rock area of Henderson County.

2. At the Board's September 8, 2015, the Board adopted a resolution "declaring its intent to close" the said remaining portion of Rogers Avenue.

3. The Board has previously closed a portion of Rogers Avenue, but a portion remains legally open (although never physically opened). A map showing the area under consideration is shown on the attachment hereto, Exhibit A, (indicated by a broken yellow line), and the plat of survey thereof attached hereto, Exhibit B.

4. A notice of this Board's October 5 hearing was published once a week for three successive weeks before the hearing in the *Hendersonville Tribune*, a copy of the resolution was sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the public road or easement who did not join in the request to have the road or easement closed, and a notice of the closing and public hearing to be prominently posted in at least two places along the road or easement.

5. Before the Board on October 5, the Board heard "all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual property rights" are required by N.C. Gen. Stat. §153A-241.

6. At the October 5 hearing, the Board heard that the closing of the remaining portion of Rogers Avenue would impact adjoining property owner Mark King, who owns a parcel lying adjacent to the remaining portion of Rogers Avenue.

7. After such hearing, the Board is satisfied and finds:

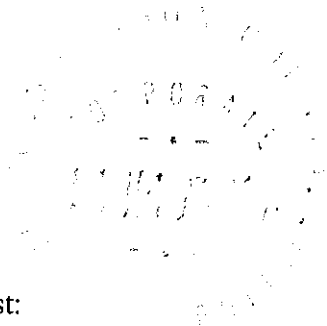
A. That closing the public road or easement is not contrary to the public interest; however,

B. That an individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property.

**WHEREFORE IT IS ORDERED** that the remaining legally open portion of Rogers Avenue in the East Flat Rock area of Henderson County as shown on the attached map shall remain open, and the closing of the right of way is denied.

Adopted by majority of the Board by motion duly made, this the 5<sup>th</sup> day of October, 2015.

BOARD OF COMMISSIONERS  
OF HENDERSON COUNTY

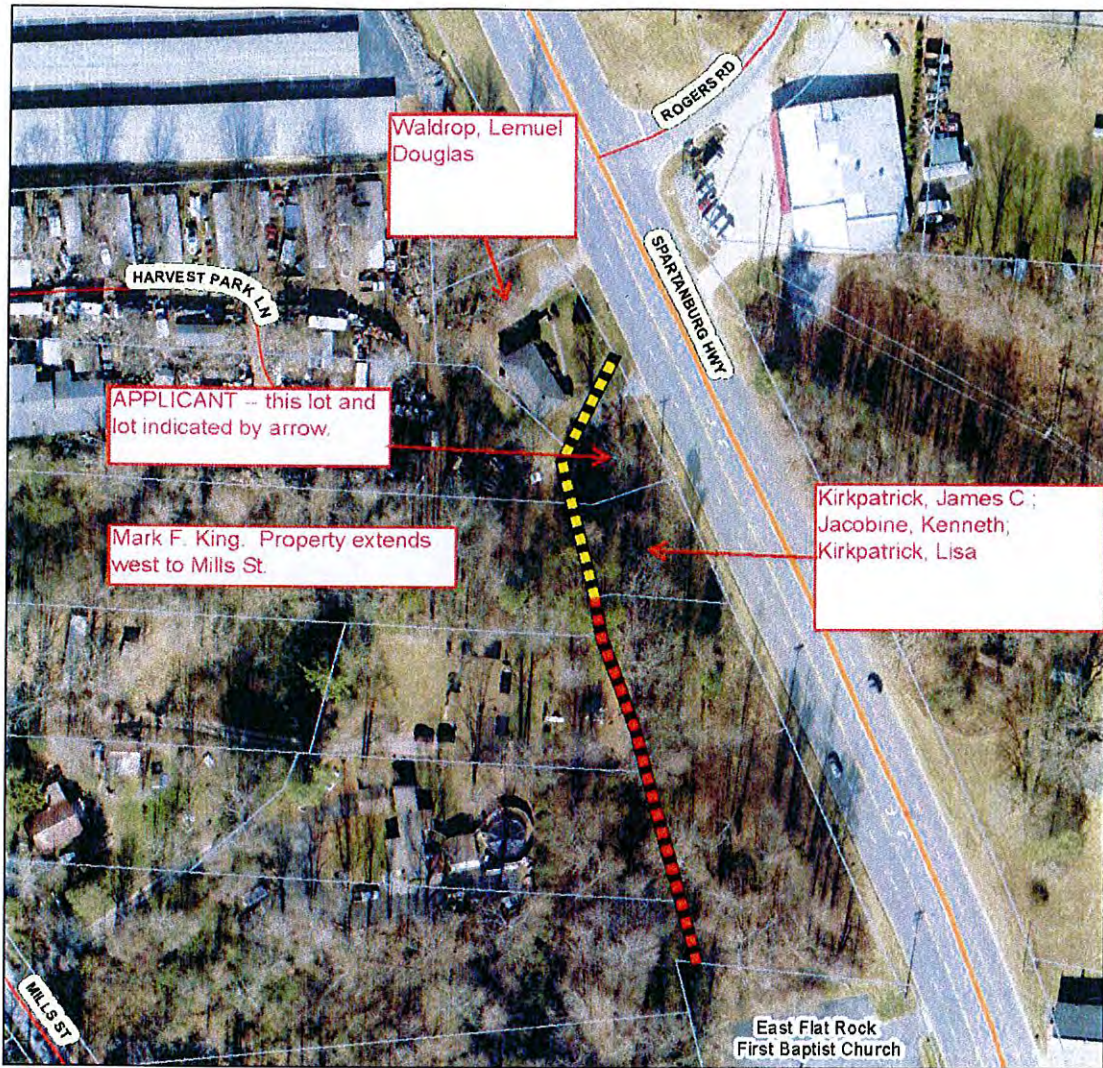



By: Thomas H. Thompson  
Chairman


Attest:

Verasa L. Wilson  
Clerk to the Board

# Proposed Road Right Of Way Closure

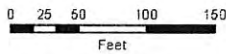


 Road Right of Way Requested to be Closed

 Portion of Road Right of Way Previously Approved to be Closed by Board of Commissioners in 2009

All information or data provided (whether subscribed, purchased or otherwise distributed) is provided as is, without any warranties, including the warranties of merchantability or of fitness for a particular purpose. Henderson County and its employees make no warranties or guarantees, either expressed or implied. Use of the information or data subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk.

Map created by Curtis Griffin  
Henderson County Planning Department  
09/12/2015



1 inch = 100 feet



# Application for Transportation Operating Assistance

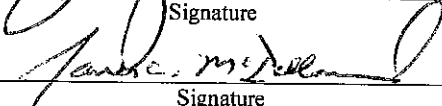
## *FY2016 Rural Operating Assistance Program Funds*

<b>Name of Applicant (County)</b>	Henderson County
<b>County Manager</b>	Steve Wyatt
County Manager's Email Address	swyatt@hendersoncountync.org
<b>County Finance Officer</b>	J. Carey McLelland
CFO's Email Address	carey@hendersoncountync.org
CFO's Phone Number	828.697.4821
<b>Person Completing this Application</b>	Matthew Champion
Person's Job Title	Transportation Planner
Person's Email Address	mchampion@hendersoncountync.org
Person's Phone Number	828.694.6557
<b>Community Transportation System</b>	WCCA/Apple Country Transportation
Name of Transit Contact Person	Bill Crisp
Transit Contact Person's Email Address	bcrisp@wcca.net

Application Completed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

**I certify that the content of this application is complete and accurately describes the county's administration of the ROAP Program, and the use of the ROAP funds in accordance with applicable state guidelines.**

County Manager:  \_\_\_\_\_ Date: 10-6-15  
Signature

County Finance Officer:  \_\_\_\_\_ Date: 10/5/15  
Signature

### Application Instructions

**County officials should read the ROAP Program State Management Plan which contains guidance on the administration of the ROAP Program and information about the preparation of grant applications.**

- The application must be completed by an official of the county or his/her designee.
- Click on the **gray rectangle** and type each answer. If needed, the text will automatically wrap to the next row. The answer may wrap to the next page if necessary.
- If the county wishes to explain their response to any questions or provide more information, the county may include additional pages with this application form. All the pages of the application and any pages added by the applicant should be scanned into the same file.
- If there are questions regarding this application, contact the NCDOT-PTD Mobility Development Specialist assigned to the area served by the transit system.

## FY2016 ROAP Program Schedule

Pre-Deadline Disbursement (25%)

TBA – Waiting on Final State Budget

**Application Deadline**

**October 19, 2015**

Final Disbursement (75%)

After November 6, 2015

*The 25% disbursement must be returned to the state if a ROAP application is not received by the application deadline. The Final Disbursement will occur only after review and approval of this ROAP application.*

## County's Management of ROAP Funds

All counties are eligible to receive Rural Operating Assistance Program (ROAP) funding from the State of North Carolina. As a recipient of ROAP funds, the county must implement administrative processes that will ensure the following:

- ROAP funds are expended on needs identified through a public involvement and/or planning process.
- ROAP funds are expended on eligible activities only.
- Supporting documentation of expenditures is maintained.
- Service recipients meet eligibility requirements and their eligibility is documented.
- Trips funded with ROAP funding are monitored and evaluated throughout the period of performance.
- An accounting of trips and expenditures is provided in a semi-annual report to NCDOT.
- ROAP funds received and expended are included in the local annual audit.

<b>Transportation Needs and Public Involvement in Funding Decisions</b>	<b>Yes</b>	<b>No</b>
A. Did the county ask the Community Transportation Advisory Board (TAB), which is affiliated with the community transit system, to recommend how the ROAP funds should be sub-allocated?	<b>YES</b>	
B. Were outreach efforts conducted to inform agencies about the availability of ROAP funds and to discuss transportation needs BEFORE the county decided how to sub-allocate the ROAP funds?	<b>YES</b>	
C. Is the method used to sub-allocate the ROAP funds fair and equitable? Open and transparent?	<b>YES</b>	
<b>Financial Management of ROAP Funds</b>	<b>Yes</b>	<b>No</b>
D. Does the county pass through any ROAP funds to agencies or organizations that are not county governmental departments or agencies?	<b>YES</b>	
E. If yes, does the county have a written agreement with these agencies that addresses the proper use, return and accountability of these funds? <i>(Include a sample agreement with application)</i>	<b>YES</b>	
F. Do any of the organizations or departments receiving ROAP funds plan to use private transit contractors to provide the ROAP funded trips? <i>(Their procurement practices will need to meet all federal and state requirements for procurement of professional services.)</i>		NO
G. Are ROAP funds being deposited in an interest bearing account?		NO
H. Does the county provide any local funds for transportation operating assistance to any of the ROAP sub-recipients in addition to the state ROAP funds?	YES	
I. Is supporting documentation maintained for all ROAP grant financial transactions for five years? <b>IMPORTANT: Yes is the only correct answer.</b>	YES	

Monitoring and Oversight Responsibilities		Yes	No
J. Does the county require the subrecipients of ROAP funds to provide progress reports and statistical data about the trips provided with ROAP funds?		YES	
K. If progress reports and/or operating statistical reports are required by the county, how frequently are these provided to the county for evaluation? Monthly			
L. Does the county require the subrecipients of ROAP funds to use the coordinated transportation services of the federally funded Community Transit System operating in the county?			NO
Accountability to North Carolina Taxpayers		Yes	No
M. Is the county prepared to provide documentation that an eligible citizen was provided an eligible service or trip on the billed date, by whatever conveyance, at the specified cost?		YES	

### Elderly and Disabled Transportation Assistance Program

The Elderly and Disabled Transportation Assistance Program (EDTAP), originally enacted by legislation in the 1989 Session of the North Carolina General Assembly (Article 2B, 136-44.27), provides operating assistance funds for the transportation of the state's elderly and disabled citizens. This transportation assistance allows the elderly and disabled to reside for a longer period in their homes, thereby enhancing their quality of life.

Organizations or Departments Receiving EDTAP Funds	EDTAP Suballocation	Estimated One Way Trips	Avg. Cost of Trip
<b>Western Carlina Community Action, Inc.</b>	<b>\$ 85,157</b>	<b>4,578</b>	<b>\$ 18.60</b>
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
<b>TOTAL</b>	<b>\$ 85,157</b>	<b>4,578</b>	
Elderly and Disabled Transportation Assistance Program Questions			
<p>N. What will be the purposes of the trips provided with EDTAP funds? <i>(Check all that apply)</i></p> <p> <input checked="" type="checkbox"/> Personal care activities, medical appointments, pharmacy pick-up, shopping, bill paying, meetings, classes, banking  <input checked="" type="checkbox"/> Job interviews, job fair attendance, job readiness activities or training, GED classes  <input checked="" type="checkbox"/> Transportation to workplace  <input type="checkbox"/> Group field trips/tours to community special events (Federal charter regulations apply to transit.)  <input type="checkbox"/> Overnight trips to out-of-county destinations (Federal charter regulations apply to transit)  <input checked="" type="checkbox"/> Human service agency appointments </p>			
<p>O. How will the transportation services be provided? <i>(Check all that apply)</i></p> <p> <input checked="" type="checkbox"/> Public Transportation System  <input type="checkbox"/> Private Provider  <input type="checkbox"/> Taxi Service  <input type="checkbox"/> Agency Staff Driver  <input type="checkbox"/> Volunteer Driver Program </p>			

Elderly and Disabled Transportation Assistance Program Questions (con't)		Yes	No
P. Does the federally funded Community Transit System operating in your county receive a sub-allocation of EDTAP funds?			NO
Q. Will any of the subrecipients use their EDTAP sub-allocation as matching funds for any of the following programs? <i>(Matching funds for operating assistance or purchase of service only.)</i> 5310 – Elderly Individuals and Individuals with Disabilities Program 5311 - Non-urbanized Area Formula Program 5316 – Job Access and Reverse Commute Program (JARC) 5317 – New Freedom Program			NO
R. Will any of the subrecipients of EDTAP funds charge a fare for an EDTAP funded trip?			NO
S. EDTAP funded trips are expected to be provided throughout the entire year. If the EDTAP funds are expended in less than a year, will the county provide county funds to prevent the discontinuation of transportation trips?			NO

### Employment Transportation Assistance Program

The Employment Transportation Assistance Program (EMPL) is intended to help DSS clients that transitioned off Work First or TANF in the last 12 months, Workforce Development Program participants and/or the general public to travel to work, employment training and/or other employment related destinations.

Organizations or Departments Receiving EMPL Funds	EMPL Suballocation	Estimated One Way Trips	Avg. Cost of Trip
<b>Western Carolina Community Action, Inc.</b>	<b>\$ 24,721</b>	<b>2,554</b>	<b>\$ 9.68</b>
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
<b>TOTAL</b>	<b>\$ 24,721</b>	<b>2,554</b>	

#### Employment Transportation Program Questions

T. What will be the purposes of the transportation services provided with EMPL funds? *(Check all that apply)*

- Job interviews, job fair attendance, job readiness activities or training
- Transportation to workplace (Scheduled by the individual only. No agency scheduled trips.)
- Child(ren) of working parent transported to Child Care

U. How will the transportation services be provided? *(Check all that apply)*

- Public Transportation System
- Private Provider
- Taxi Service
- Agency Staff Driver
- Volunteer Driver Program



<p>V. Describe the eligibility criteria to be used in this county to determine who will be provided EMPL funded trips. EMPL clients are defined as persons without transportation alternatives, public or private. Most of them are unable to obtain a driver's license and do not have access to any other form of transportation. They utilized the service in order to maintain or to locate employment</p>			
<b>Elderly and Disabled Transportation Assistance Program Questions (con't)</b>		<b>Yes</b>	<b>No</b>
W. Does the federally funded Community Transit System operating in your county receive a sub-allocation of EMPL funds?			<b>NO</b>
X. Will any of the subrecipients of EMPL funds charge a fare for an EMPL funded trip?			<b>NO</b>
Y. Has the county transferred any EMPL funds to EDTAP or RGP in the last two years?			<b>NO</b>
<p>Z. Will any of the subrecipients use their EMPL sub-allocation as matching funds for any of the following programs? (<i>Matching funds for operating assistance or purchase of service only.</i>)</p> <p style="margin-left: 40px;">5310 – Elderly Individuals and Individuals with Disabilities Program  5311 - Non-urbanized Area Formula Program  5316 – Job Access and Reverse Commute Program (JARC)  5317 – New Freedom Program</p>			<b>NO</b>
AA. EMPL funded trips are expected to be provided throughout the entire year. If the EDTAP funds are expended in less than a year, will the county provide county funds to prevent the discontinuation of transportation trips?			<b>NO</b>

### Rural General Public Program

The Rural General Public Program assistance funds are intended to provide transportation services for individuals from the county who do not have a human service agency or organization to pay for the trip. The county, in consultation with the Community Transportation System, must determine the RGP services to be provided with the RGP funds.

Community Transit System Receiving RGP Funds	RGP Suballocation	Estimated One Way Trips	Avg. Cost of Trip
<b>Western Carolina Communit Action, Inc.</b>	<b>\$ 61,551</b>	<b>3,217</b>	<b>\$ 19.13</b>
<b>TOTAL</b>	<b>\$ 61,551</b>	<b>3,217</b>	
<b>Rural General Public Transportation Program Questions</b>			<b>Yes or No</b>
<p>AB. What will be the trip purposes of the transportation services provided with RGP funds? (<i>Check all that apply</i>)</p> <p><input checked="" type="checkbox"/> Personal care activities, medical appointments, pharmacy pick-up, shopping, bill paying, meetings, classes, banking  <input checked="" type="checkbox"/> Job interviews, job fair attendance, job readiness activities or training, GED classes  <input checked="" type="checkbox"/> Transportation to workplace (Scheduled by the individual only. No agency scheduled trips.)  <input checked="" type="checkbox"/> Child(ren) of working parent transported to child care  <input type="checkbox"/> Group field trips/tours to community special events (Federal charter regulations apply to transit.)  <input type="checkbox"/> Overnight trips to out-of-county destinations (Federal charter regulations apply to transit.)  <input type="checkbox"/> Human service agency appointments</p>			
<p>AC. How will the transportation services be provided? (<i>Check all that apply</i>)</p> <p><input checked="" type="checkbox"/> Public Transportation System  <input type="checkbox"/> Private Provider  <input type="checkbox"/> Taxi Service  <input type="checkbox"/> Volunteer Driver Program</p>			

AD. Will RGP trips be provided for citizens who need transportation but don't have a human service agency or organization to pay for the trip?	YES	
<b>Rural General Public Program Questions (con't)</b>	<b>Yes</b>	<b>No</b>
AE. Since the subrecipient can only use RGP funds to pay for 90% of the cost of a trip, will the Community Transit System use fare revenue to generate the local 10% match requirement for RGP funds?	YES	
AF. Will RGP funded trips be coordinated on vehicles with human service agency trips?	YES	
AG. Will the Community Transit System use any of their RGP sub-allocation as matching funds for any of the following programs? <i>(Matching funds for operating assistance or purchase of service only)</i> 5310 – Elderly Individuals and Individuals with Disabilities Program 5311 - Non-urbanized Area Formula Program 5316 – Job Access and Reverse Commute Program (JARC) 5317 – New Freedom Program	YES	
AH. Is any part of the county in an urbanized area according to the 2010 census?	YES	
AI. RGP funded trips are expected to be provided throughout the entire year. If the RGP funds are expended in less than a year, will the county provide county funds to prevent the discontinuation of transportation trips?		NO

## Public Hearing Notice

This is to inform the public of the opportunity to attend a public hearing on the proposed Rural Operating Assistance Program (ROAP) application to be submitted to the North Carolina Department of Transportation no later than October 19, 2015 by the County of Henderson. The public hearing will be held on October 5, 2015 at 5:30 p.m. at the Henderson County commissioners meeting in the Board of Commissioners Meeting Room located at the Henderson County Historic Courthouse, at 1 Historic Courthouse Square, Hendersonville, NC. Henderson County will provide auxiliary aids and services under the ADA for disabled persons who wish to participate in the hearing. Anyone requiring special services should contact Terry Wilson, Clerk to the Board, as soon as possible so that arrangements can be made.

The programs included in the Rural Operating Assistance Program application are:

1. Elderly & Disabled Transportation Assistance (EDTAP) Program provides operating assistance for the public transportation of elderly and disabled citizens.
2. Employment Transportation Assistance Program provides operating assistance for the public transportation of persons with employment related transportation needs.
3. Rural General Public (RGP) Program provides operating assistance for the public transportation of persons living in non-urban areas of the county.

The period of performance for Rural Operating Assistance Program funds is July 1, 2015 through June 30, 2016. The FY2016 individual program totals are:

<b>PROGRAM</b>	<b>TOTAL</b>
EDTAP	\$85,157
EMPL	\$24,721
RGP	\$61,551
<b>TOTAL</b>	<b>\$171,429</b>

This application may be inspected at the offices of the Henderson County Planning Department, located at 100 North King Street, Hendersonville, NC 28792 from 8:00 a.m. to 4:30 p.m. Monday-Friday. Written comments should be directed to Matthew Champion, Transportation Planner, Henderson County Planning Department, at the above address, before October 5, 2015.

*The public hearing notice ran Thursday, September 24, 2015 in the Hendersonville Tribune and Friday, September 25, 2015 in the Hendersonville Times-News.*

## Aviso de Audiencia Pública

La Presente es para informar al público de la oportunidad de asistir a una audiencia pública sobre el proyecto de Programa de Asistencia Rural de funcionamiento (ROAP) solicitud que deberá presentarse al Departamento de Transporte de Carolina del Norte, no más tarde del 19 de octubre de 2015, por el Condado de Henderson. La audiencia pública se llevará a cabo el 05 de octubre de 2015 a las 5:30 pm en la Junta de Comisionados del Condado de Henderson reunión en el 1 Historic Courthouse Square, Hendersonville, NC. El condado de Henderson proporcionará ayudas y servicios auxiliares conforme a la ADA para personas con discapacidad que deseen participar en la audiencia. Cualquier persona que requiera de servicios especiales debe contactar a Terry Wilson, Secretario de la Junta, tan pronto como sea posible, de manera que se puedan hacer arreglos.

Los programas incluidos en la solicitud de ROAP son los siguientes:

1. Asistencia de Ancianos y Discapacitados de Transporte (EDTAP) proporciona ayuda para el transporte de los ciudadanos ancianos y discapacitados.
2. Transporte de empleo Programa de Asistencia proporciona ayuda para el transporte de personas con necesidades de empleo relacionados con el transporte.
3. Rural Pública General (RGP) proporciona ayuda para el transporte de personas que viven en zonas no urbanizadas de condado de Henderson.

El plazo de ejecución de los fondos de ROAP es 01 de julio 2015 al 30 de junio de 2016. El año fiscal 2016 asciende a ROAP cada programa son:

<b>PROGRAMMA</b>	<b>TOTAL</b>
EDTAP	\$85,157.00
EMPL	\$24,721.00
RGP	\$61,551.00
<b>TOTAL</b>	<b>\$171,429.00</b>

Esta aplicación puede ser inspeccionada en las oficinas del condado de Henderson Planificación, 100 North King Street, Hendersonville, NC, 28792, 8:00 am-4:30 pm de lunes a viernes. Los comentarios escritos deben ser dirigidos a Matthew Champion, Transportation Planner, el condado de Henderson Planificación en la dirección indicada antes del 5 de octubre 2015.

*The public hearing notice ran Friday, September 25, 2015 in the Hendersonville Times-News, and Wednesday, September 23, 2015 in La Voz Independiente.*

**CERTIFIED STATEMENT**  
**FY2016**  
**RURAL OPERATING ASSISTANCE PROGRAM**  
County of Henderson

**WHEREAS**, the state-funded, formula-based Rural Operating Assistance Program (ROAP) administered by the North Carolina Department of Transportation, Public Transportation Division provides funding for the operating cost of passenger trips for counties within the state;

**WHEREAS**, the county uses the most recent transportation plans (i.e. CTSP, CTIP, LCP) available and other public involvement strategies to learn about the transportation needs of agencies and individuals in the county before determining the sub-allocation of these ROAP funds;

**WHEREAS**, the county government or regional public transportation authorities created pursuant to Article 25 or Article 26 of Chapter 160A of the General Statutes (upon written agreement with the municipalities or counties served) are the only eligible recipients of Rural Operating Assistance Program funds which are allocated to the counties based on a formula as described in the Program Guidelines included in the ROAP State Management Plan. NCDOT will disburse the ROAP funds only to counties and eligible transportation authorities and not to any sub-recipients selected by the county;

**WHEREAS**, the county finance officer will be considered the county official accountable for the administration of the Rural Operating Assistance Program in the county, unless otherwise designated by the Board of County Commissioners;

**WHEREAS**, the passenger trips provided with ROAP funds must be accessible to individuals with disabilities and be provided without discrimination on the basis of national origin, creed, age, race or gender (FTA C 4702.1A, FTA C 4704.1, Americans with Disabilities Act 1990); and

**WHEREAS**, the period of performance for these funds will be July 1, 2015 to June 30, 2016 regardless of the date on which ROAP funds are disbursed to the county.

**NOW, THEREFORE, by signing below, the duly authorized representatives of the County of Henderson North Carolina certify that the following statements are true and accurate:**

- The county employed a documented methodology for sub-allocating ROAP funds that involved the participation of eligible agencies and citizens. Outreach efforts to include the participation of the elderly and individuals with disabilities, persons with limited English proficiency, minorities and low income persons in the county's sub-allocation decision have been documented.
- The county will advise any sub-recipients about the source of the ROAP funds, specific program requirements and restrictions, eligible program expenses and reporting requirements. The county will be responsible for invoicing any sub-recipients for unexpended ROAP funds as needed.
- The county will monitor ROAP funded services routinely to verify that ROAP funds are being spent on allowable activities and that the eligibility of service recipients is being properly documented. The county will maintain records of trips for at least five years that prove that an eligible citizen was provided an eligible transportation service on the billed date, by whatever conveyance at the specified cost.
- The county will be responsible for monitoring the safety, quality and cost of ROAP funded services and assures that any procurements by subrecipients for contracted services will follow state and federal guidelines.
- The county will conduct regular evaluations of ROAP funded passenger trips provided throughout the period of performance.

**FY2016 ROAP Sub-Allocation Worksheet**

Agencies Receiving Sub-Allocations	Elderly and Disabled Transportation Assistance Program		Employment Transportation Assistance Program		Rural General Public Transportation	
	Proposed		Proposed		Proposed	
	Amount of request to be suballocated	Number of One Way Passenger Trips	Amount of request to be suballocated	Number of One Way Passenger Trips	Amount of request to be suballocated	Number of One Way Passenger Trips
Western Carolina Community Action	\$85,157	4578	\$24,721	2554	\$36,551	1997
	\$0		\$0		\$25,000	1220
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
	\$0		\$0		\$0	
<b>TOTAL AMOUNT</b>	<b>\$85,157</b>	<b>4578</b>	<b>\$24,721</b>	<b>2554</b>	<b>\$61,551</b>	<b>3217</b>

Agencies Receiving Sub-Allocations	EDTAP	EMPL	RGF
	Avg Cost of Trip	Avg Cost of Trip	Avg Cost of Serv
Western Carolina Community Action	\$16.78	\$12.38	\$26.59
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00

Initials - MDS Reviewer

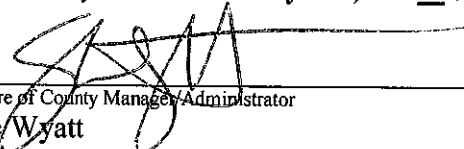
*Amber M. ...*  
 Signature - County Finance Director

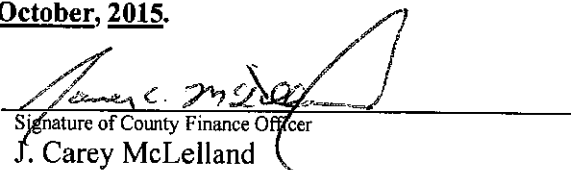
Name of Applicant (County)

- The county will only use the ROAP funds to provide trips when other funding sources is not available for the same purpose or the other funding sources for the same purpose have been completely exhausted.
- The county assures that the required matching funds for the FY2016 ROAP can be generated from fares and/or provided from local funds.
- The county will notify the Mobility Development Specialist assigned to the county if any ROAP funded services are discontinued before the end of the period of performance due to the lack of funding. No additional ROAP funds will be available.
- The county will provide an accounting of trips and expenditures in a semi-annual report and a final year-end report to NCDOT – Public Transportation Division or its designee.
- Any interest earned on the ROAP funds will be expended for eligible program uses as specified in the ROAP application. The County will include ROAP funds received and expended in its annual independent audit on the schedule of federal and state financial assistance. Funds passed through to other agencies will be identified as such.
- The county is applying for the following amounts of FY2016 Rural Operating Assistance Program funds:

<b>State-Funded Rural Operating Assistance Program</b>	<b>Allocated</b>	<b>Requested</b>
Elderly & Disabled Transportation Assistance Program (EDTAP)	\$85,157.00	\$85,157.00
Employment Transportation Assistance Program (EMPL)	\$24,721.00	\$24,721.00
Rural General Public Program (RGP)	\$61,551.00	\$61,551.00
<b>TOTAL</b>	<b>\$171,429.00</b>	<b>\$171,429.00</b>

**WITNESS my hand and county seal, this 05 day of October, 2015.**

  
 \_\_\_\_\_  
 Signature of County Manager/Administrator  
 Steve Wyatt  
 \_\_\_\_\_  
 Printed Name of County Manager/Administrator

  
 \_\_\_\_\_  
 Signature of County Finance Officer  
 J. Carey McLelland  
 \_\_\_\_\_  
 Printed Name of County Finance Officer

State of North Carolina County of Henderson





**FAIR HOUSING RESOLUTION  
HENDERSON COUNTY, NORTH CAROLINA  
OCTOBER 2015 – OCTOBER 2018**

**WHEREAS**, Henderson County seeks to protect the health, safety and welfare of its residents; and

**WHEREAS**, citizens seek safe, sanitary, and habitable dwellings in all areas of the County; and

**WHEREAS**, Henderson County finds the denial of equal housing opportunities because of religion, race, color, sex, familial or handicap status, or national origin legally wrong and socially unjust; and


**WHEREAS**, the denial of equal housing opportunities in housing accommodations is detrimental to public welfare and public order; and

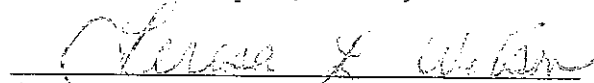
**WHEREAS**, Henderson County finds the practice of discrimination against a citizen in housing a denial of his equal rights and his equal opportunity to seek a better living and develop community pride;

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of HENDERSON County, North Carolina, that

- Section 1. Henderson County has declared it an official policy that there shall not be discrimination in the terms or conditions for buying or renting housing within the County.
- Section 2. All business groups and individual citizens of the County are urged to respect and implement this policy.
- Section 3. The County Manager or his designate, of Henderson County is the official authorized by the County to (1) receive and document complaints regarding housing discrimination in the County; and (2) refer such complaints to the North Carolina Human Relations Commission for investigation, conciliation and resolution.

Adopted this the 5<sup>th</sup> day of October, 2015.

  
Thomas H. Thompson, Chairman

  
Attest: Teresa L. Wilson, Clerk to the Board





**HENDERSON COUNTY'S  
RESOLUTION  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS  
OCTOBER 2015 – OCTOBER 2018**

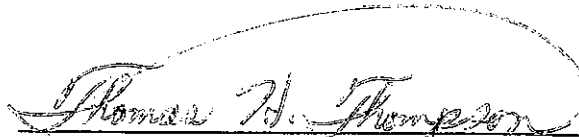
WHEREAS, Henderson County has been awarded Community Development Block Grant funds from the North Carolina Department of Commerce, Division of Community Investment and Assistance; and


WHEREAS, Henderson County desires to adopt and maintain current Community Development Program Policies, Procedures, and Plans as listed in Attachment A and individually attached to this Resolution; and

NOW, THEREFORE, BE IT RESOLVED, Henderson County hereby adopts Community Development Program Policies, Procedures, and Plans as herein contained.

Adopted this the 5<sup>th</sup> day of October, 2015.

ATTEST:

  
Thomas H. Thompson, Chairman

  
Teresa L. Wilson, Clerk to the Board

## ATTACHMENT A

### **Policies, Procedures, Plans, etc. for HENDERSON County's CDBG Programs**

1. Fair Housing Complaint Procedure - This procedure states how the County will handle complaints of housing discrimination and the steps that will be undertaken to resolve these complaints.
2. Equal Employment Opportunity and Procurement Plan - This plan certifies that the County will comply with all nondiscrimination laws and regulations in employment, and will take action in the areas of enforcement, education and removal of barriers and impediments that affirmatively further equal access in procurement.
3. Procurement Policy -- This policy outlines the three methods of procurement to be used within this project for the award of contracts and for purchases made.
4. Residential Anti-Displacement and Relocation Plan - This plan states how the County will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than low/moderate income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974 and what steps the County will take to replace these units.
5. Citizens Participation Plan - This plan states that the County will provide for and encourage citizen participation and will provide technical assistance to groups representative of persons of low and moderate income who request such assistance.
6. Citizens Participation Procedure for Complaints - This plan states the procedures developed by the County to handle complaints received involving the Community Development Block Grant or any HUD-funded programs.
7. Code of Conduct - This policy states that no public official, employee, officer or agent of the County shall participate in the selection, the award or the administration of a contract supported by federal funds if a conflict of interest, real or apparent, is involved.
8. Section 504 Plan & the 504 Grievance Procedure - The County's 504 Self Evaluation and the 504 Grievance Procedure documents the hiring policies and practices of the County and describes how citizens can file a grievance concerning 504. Section 504 preceded the American's with Disabilities Act (ADA) and deals with handicapped access to public facilities. It mirrors the more recent requirements adopted under ADA regulations, but is applicable only to public facilities.



**HENDERSON COUNTY**  
**Equal Employment and Procurement Plan**  
**OCTOBER 2015 – OCTOBER 2018**

Henderson County maintains the policy of providing equal employment opportunities for all persons regardless of race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are bona fide occupation qualifications for employment.

In furtherance of this policy, Henderson County prohibits any retaliatory action of any kind taken by any employee of the locality against any other employee or applicant for employment because that person made a charge, testified, assisted or participated in any manner in a hearing, proceeding or investigation of employment discrimination.

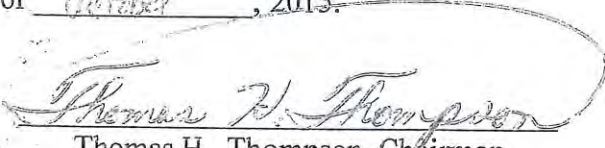
Henderson County shall strive for greater utilization of all persons by identifying previously underutilized groups in the workforce, such as minorities, women, and the handicapped, and making special efforts toward their recruitment, selection, development and upward mobility and any other term, condition, or privilege of employment.

Responsibility for implementing equal opportunities and affirmative action measures is hereby assigned to the Board of Commissioners' Chairman to assist in the implementation of this policy statement.


Henderson County shall development a self-evaluation mechanism to provide for periodic examination and evaluation. Periodic reports as requested on the progress of Equal Employment Opportunity and Affirmative Action will be presented to the Board of Commissioners' Chairman.

The County is committed to this policy and is aware that with its implementation, the County will receive positive benefits through the greater utilization and development of all its human resources.

Adopted this 5<sup>th</sup> day of October, 2015.

  
Thomas H. Thompson, Chairman

ATTEST:

  
Teresa L. Wilson, Clerk to the Board



**HENDERSON COUNTY  
FAIR HOUSING COMPLAINT PROCEDURE  
OCTOBER 2015 – OCTOBER 2018**

Housing discrimination is prohibited by Title VIII of the Civil Rights Act of 1968 and by the North Carolina State Fair Housing Act. In an effort to promote fair housing and to ensure that the rights of housing discrimination victims are protected, Henderson County has developed the following procedures for receiving and resolving housing discrimination complaints:

1. Any person or persons wishing to file a complaint of housing discrimination in Henderson County may do so by informing the County's Planning Director of the facts and circumstances of the alleged discriminatory acts or practice.
2. Upon receiving a housing discrimination complaint, the County Manager shall acknowledge the complaint within 10 days in writing and inform the North Carolina Human Relations Commission about the complaint.
3. When a housing complaint cannot be resolved at the local level, the County's Planning Director shall offer assistance to the North Carolina Human Relations Commission in the investigation and reconciliation of all housing discrimination complaints, which are based on events occurring in Henderson County.
4. The County shall publicize in the local paper and on the County's website that the County's Planning Director is the local official to contact with housing discrimination complaints.



**HENDERSON COUNTY  
PROCUREMENT POLICY FOR THE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS  
OCTOBER 2015 – OCTOBER 2018**

In the procurement of supplies, equipment or services in Henderson County's Community Development Block Grant Program, the following policies shall apply:

- 1) Small purchase procedures. These are relatively simple and informal procurement methods that are sound and appropriate for a procurement of services, supplies, or other property, costing in the aggregate not more than \$25,000. Under this procurement method, price or rate quotations shall be obtained from an adequate number of qualified sources. Miscellaneous professional services, office supplies and equipment may be secured by this method.
- 2) In competitive sealed bids (formal advertising), sealed bids shall be publicly solicited and a firm, fixed, price contract shall be awarded to the responsible bidder whose bid, conforming with all of the material terms and conditions of the invitation for bids, is lowest in price.
- 3) In competitive negotiations proposals shall be requested from a number of sources and the Request for Proposals shall be publicized. All aspects of the competitive negotiations shall be carried out in conformance with 24 CFR Part 85. The general administrative contract, appraisal contract, surveying contract and all other required services related to the program implementation shall be awarded utilizing this method. Under this method special consideration shall be given to experience, technical abilities, and familiarity with the services to be provided. Price shall not be the sole consideration for award of contract.

All procurement efforts shall include the solicitation of bids from qualified small, female, and minority-owned business firms.

In all cases, procurement under this Policy must conform to the requirements for procurement set forth in 24 CFR Part 85.

An adequate record of procurement must be maintained to ensure that these policies and the requirements of 24 CFR Part 85 have been followed in their entirety.



**HENDERSON COUNTY  
RESIDENTIAL ANTI-DISPLACEMENT  
AND RELOCATION ASSISTANCE PLAN  
OCTOBER 2015 – OCTOBER 2018**

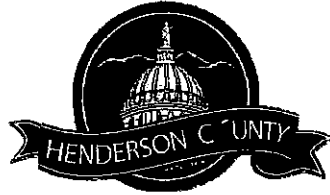
In order to comply with the requirements of Section 104(d) of the Housing and Community Development Act of 1974, Henderson County adopts the following plan:

Henderson County will replace all occupied and vacant occupiable very-low or low-income dwellings units demolished or converted to a use other than low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b)(1).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the County will make public and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;
2. A general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

The County will provide relocation assistance, as described in 570.606 (b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.



**HENDERSON COUNTY  
CITIZENS PARTICIPATION PLAN  
OCTOBER 2015 – OCTOBER 2018**

Henderson County provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income that are residents of low and moderate-income neighborhoods and/or slum and blight areas. The County provides citizens with reasonable and timely access to local information and records relating to the grantee's proposed use of funds. This is done through the County's Board of Commissioners' meetings, which are advertised in the local newspaper.

The County provides technical assistance to facilitate citizen participation, when requested. Such assistance is provided to groups representative of persons of low-and moderate-income that request assistance in developing proposals. The level and type of type of assistance will be determined by the applicant.

The County provides for public hearings to obtain citizens views and to respond to proposals and questions at all stages of the community development program, including one hearing to receive citizen input as to the housing, community and economic development needs of its citizens, one hearing prior to the submission of any application for CDBG funding from the North Carolina Division of Community Investment and Assistance, and one hearing at the close-out of the grant program. Adequate notice is given for these meetings at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped. Any published advertisement issued by Henderson County includes the State TDD telephone number (1-800-735-2962).

Henderson County provides for timely written answers to written complaints and grievances. A response will be made within 10 calendar days. (See attached Complaint Procedure)

Henderson County will provide a translator for non-English speaking residents for public hearings when the County is notified that any non-English speaking resident will attend the public hearing. An interpreter will be provided for hearing impaired residents. A minimum of 48-hour notice to the Clerk to the Board is required for interpretation services, which may be needed for all County public hearings.



**HENDERSON COUNTY  
CITIZEN PARTICIPATION  
PROCEDURE FOR COMPLAINTS  
OCTOBER 2015 – OCTOBER 2018**

Henderson County has developed a procedure to process complaints, which may be received involving the 2011 CDBG Scattered Site Housing Project or any other HUD-funded program. There are two basic forms of complaint procedures: 1) verbal complaints which will be dealt with informally by the County's Planning Office (PO), and 2) written complaints which will be dealt with formally with a set of procedures including appeals.

All written complaints received by Congressional staff, local elected officials, the Clerk to the Board, and the PO will be logged in as received by the PO. Within a ten-day period following the receipt of this complaint, a response will be developed by the PO, reviewed by the Clerk to the Board, and mailed to the party who wrote the complaint. This response will include property documentation and background of the case in question, the proposed action, and the time frame in which the complaint will be addressed.

In the event this response is unsatisfactory to the person making the complaint, that party will be referred to the North Carolina Division of Community Investment and Assistance (CI), specifically the CI Representative serving the County. The CI Representative will respond in writing to the complaint and the County with a decision or recommendation for resolution. The written recommendation made by CI's staff representative will be final in all cases.

It is the responsibility of the person making the complaint to furnish documents, provide documentation to support allegations, provide counsel if desired, inform in writing to the PO if they are represented by a third party, and attend the meeting involving a review of their complaint.





**HENDERSON COUNTY  
COMMUNITY DEVELOPMENT CODE OF CONDUCT  
OCTOBER 2015 – OCTOBER 2018**

**HATCH ACT**

No employee or agent of the County may perform any function during work hours that is considered political activity. This includes: soliciting votes, transporting voters, distributing campaign materials, working on or developing campaign materials, etc.

**DISCRIMINATION**

No person shall, on the grounds of race, color, religion, national origin, handicap or familial status, Vietnam Era Veteran status or sex be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part with federal funds.

**ENGAGEMENT IN PROCUREMENT**

No employee, officer or agent of the County shall participate in the selection or award of administration of a contract supported by federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when:

- a) The employee, officer, or agent;
- b) Any member of his immediate family;
- c) His or her partner; or
- d) An organization which employs or is about to employ, any of the above, has a financial or other interest in the firm selected for award.

The grantee's officers, employees, or agent shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to sub-agreements.

**CONFLICT OF INTEREST**

No employee or agent shall influence or attempt to influence the outcome of any case or matter in which he has a direct interest either personally or in the person of any relative by blood or marriage. Employees or agents so involved shall abstain from dealing with such matters; they may provide information at the request of the Board of Commissioners, but shall not attempt to influence the decisions of the Board of Commissioners.



**HENDERSON COUNTY  
SECTION 504  
COMPLIANCE OFFICER/GRIEVANCE PROCEDURE  
OCTOBER 2015 – OCTOBER 2018**

Henderson County, North Carolina, hereby designates Steve Wyatt, County Manager, or his designee, to serve as Section 504 Compliance Officer throughout the implementation of Henderson County's Community Development Block Grant Programs.

Citizens may file Section 504 grievances at any point in the program. The County will respond in writing to written citizen grievances. Citizen grievances should be mailed to Steve Wyatt, County Manager, Henderson County, 1 Historic Courthouse Square, Suite 2, Hendersonville, NC 28792. The County will respond to all written citizen grievances within ten (10) calendar days of receipt of the comments.

Should any individual, family, or entity have a grievance concerning any action prohibited under Section 504, a meeting with the compliance officer to discuss the grievance will be scheduled. The meeting date and time will be established within five (5) calendar days of receipt of the request. Upon meeting and discussing the grievance, a reply will be made, in writing, within five (5) calendar days.

If the citizen is dissatisfied with the local response, they may write to the North Carolina Division of Community Investment & Assistance (CI), 4313 Mail Service Center, Raleigh, NC 27699. CI will respond only to written comments within ten (10) calendar days of the receipt of the comments.



**HENDERSON COUNTY  
SECTION 504/SELF-EVALUATION SURVEY  
ATTACHMENTS**

**Attachment A**

The County uses newspaper advertisements and posts information on publicly accessible bulletin board to notify all persons including the disabled of their rights under the County-funded or directed government projects. The County informs all job applicants that the County is an Equal Employment Opportunity Employer and does not discriminate against anyone for any reason including the disabled in considering the applicant for employment.

There are presently no organizations representing disabled persons located within the County. The County plans to establish contact with organizations in surrounding jurisdictions that may be formed to serve the County in the future. The County will continue to consult with individuals interested in the special needs of handicapped and disabled persons.

The County has hiring policies to assure that no person, disabled or otherwise, is discriminated against when being considered for employment with the County.

**Attachment B**

The County provides for translators, people to sign for the hearing impaired, and any other auxiliary services necessary to participate if notified prior to meetings, visits, or hearings in the County's office.

The County utilizes the State's Relay Number for the Deaf – TDD Number (1-800-735-8262) to make County services available to the hearing impaired.

**Attachment C**

A copy of the County's personnel manual, which includes this HR policy, has been placed in the CDBG program files.

**Office of the Henderson County Tax Collector**  
**200 North Grove Street, Suite 66 • Hendersonville, NC 28792-5027**  
**Phone: (828)697-5595 | Fax: (828)698-6153 | www.hendersoncountync.org/ca**

Henderson County Board of Commissioners  
 1 Historic Courthouse Square  
 Hendersonville, NC 28792

24 September 2015

RE: Tax Collector's Report to Commissioners: 5 October 2015 Meeting

Please find outlined below collections information though 23 September 2015 for the 2015 real and personal property bills mailed out on 31 July 2015. As a point of reference, we also have included collections information as of the same date last year. Registered Motor Vehicles reported as billed and collected by the Department of Motor Vehicles through 22 September 2015.

**Henderson County Annual Bills G01 Only:**

<b>2015 Beginning Charge:</b> \$62,754,198.40	<b>2014 Beginning Charge:</b> \$59,718,801.16
Discoveries & Imm. Irreg.: \$102,002.49	Discoveries & Imm. Irreg.: \$72,076.10
Releases & Refunds: (\$139,478.02)	Releases & Refunds: (\$22,889.91)
<b>Net Charge:</b> \$62,716,722.87	<b>Net Charge:</b> \$59,767,987.35
Unpaid Taxes: \$50,925,991.96	Unpaid Taxes: \$52,523,998.45
Amount Collected: \$11,790,730.91	Amount Collected: \$7,243,988.90
<b>Percentage Collected:</b> 18.80%	<b>Percentage Collected:</b> 12.12%
Through: 23-Sep-2015	Through: 23-Sep-2014

**Henderson County Only Registered Motor Vehicles**

Regstr. Month	# Veh. Regstrd.	Gross Value Upon Reg.	Regstr. Month	# Veh. Regstrd.	Gross Value	Gross Levy	Net Levy Collection	Percent Collected
July '15	9888	\$ 86,255,648	July '15	10352	\$ 88,716,937	\$ 457,199.72	\$ 455,383.93	99.60%
Aug '15	9784	\$ 82,397,348	Aug '15	10139	\$ 91,267,213	\$ 469,609.15	\$ 468,629.50	99.79%
Sept '15	9559	\$ 81,357,984	Sept '15	6027	\$ 50,059,160	\$ 258,346.38	\$ 257,348.14	99.61%
Oct '15	9312	\$ 77,527,270	Oct '15					
Nov '15	7855	\$ 68,074,597	Nov '15					
Dec '15	8169	\$ 71,274,565	Dec '15					
Jan '16	7843	\$ 71,771,241	Jan '16					
Feb '16	7118	\$ 61,857,243	Feb '16					
Mar '16	10852	\$ 89,862,021	Mar '16					
Apr '16	10182	\$ 84,564,218	Apr '16					
May '16	10377	\$ 85,526,118	May '16					
June '16	9599	\$ 81,998,908	June '16					
<b>TOTALS:</b>	<b>110538</b>	<b>\$ 942,467,161</b>	<b>TOTALS:</b>	<b>26518</b>	<b>\$ 230,043,310</b>	<b>\$ 1,185,155.25</b>	<b>\$ 1,181,361.57</b>	<b>99.68%</b>

Note: Final results for the 2015-16FY will not be confirmed until mid-July 2016.

Note: Projections rendered for budgetary purposes prior to adoption of the 2015-16FY Budget.

**Fire Districts' Annual Bills Only:**

<b>2015 Beginning Charge:</b> \$8,047,079.14	<b>2014 Beginning Charge:</b> \$6,645,987.36
Discoveries & Imm. Irreg.: \$8,534.60	Discoveries & Imm. Irreg.: \$5,984.97
Releases & Refunds: (\$24,033.87)	Releases & Refunds: (\$2,384.87)
<b>Net Charge:</b> \$8,031,579.87	<b>Net Charge:</b> \$6,649,587.46
Unpaid Taxes: \$6,606,403.58	Unpaid Taxes: \$5,839,883.43
Amount Collected: \$1,425,176.29	Amount Collected: \$809,704.03
<b>Percentage Collected:</b> 17.74%	<b>Percentage Collected:</b> 12.18%
Through: 23-Sep-2015	Through: 23-Sep-2014

Respectfully Submitted,



Luke Small  
 Collections Specialist

Stan C. Duncan  
 Tax Collector

**Office of the Henderson County Tax Collector**  
**200 North Grove Street, Suite 66 • Hendersonville, NC 28792-5027**  
**Phone: (828)697-5595 | Fax: (828)698-6153 | www.hendersoncountync.org/ca**

Henderson County Board of Commissioners  
 1 Historic Courthouse Square  
 Hendersonville, NC 28792

05 October 2015

RE: Tax Collector's Report to Commissioners: 05 October 2015 Meeting

Please find outlined below collections information though 04 October 2015 for the 2015 real and personal property bills mailed out on 31 July 2015. As a point of reference, we also have included collections information as of the same date last year. Registered Motor Vehicles reported as billed and collected by the Department of Motor Vehicles through 04 October 2015.

**Henderson County Annual Bills G01 Only:**

<b>2015 Beginning Charge:</b>	<b>\$62,757,163.79</b>	<b>2014 Beginning Charge:</b>	<b>\$59,719,389.98</b>
Discoveries & Imm. Irreg.:	\$112,620.40	Discoveries & Imm. Irreg.:	\$81,815.82
Releases & Refunds:	<b>(\$144,604.41)</b>	Releases & Refunds:	<b>(\$23,054.35)</b>
<b>Net Charge:</b>	<b>\$62,725,179.78</b>	<b>Net Charge:</b>	<b>\$59,778,151.45</b>
Unpaid Taxes:	\$49,998,643.31	Unpaid Taxes:	\$50,752,958.93
Amount Collected:	\$12,726,536.47	Amount Collected:	\$9,025,192.52
<b>Percentage Collected:</b>	<b>20.29%</b>	<b>Percentage Collected:</b>	<b>15.10%</b>
Through: 4-Oct-2015		Through: 4-Oct-2014	

**Henderson County Only Registered Motor Vehicles**

Regstr. Month	# Veh. Regstrd.	Gross Value Upon Reg.	Regstr. Month	# Veh. Regstrd.	Gross Value	Gross Levy	Net Levy Collection	Percent Collected
July '15	9888	\$ 86,255,648	July '15	10352	\$ 88,716,937	\$ 457,199.72	\$ 455,383.93	99.60%
Aug '15	9784	\$ 82,397,348	Aug '15	10139	\$ 91,267,213	\$ 469,609.15	\$ 468,629.50	99.79%
Sept '15	9559	\$ 81,357,984	Sept '15	9404	\$ 79,998,865	\$ 412,338.61	\$ 410,717.91	99.61%
Oct '15	9312	\$ 77,527,270	Oct '15					
Nov '15	7855	\$ 68,074,597	Nov '15					
Dec '15	8169	\$ 71,274,565	Dec '15					
Jan '16	7843	\$ 71,771,241	Jan '16					
Feb '16	7118	\$ 61,857,243	Feb '16					
Mar '16	10852	\$ 89,862,021	Mar '16					
Apr '16	10182	\$ 84,564,218	Apr '16					
May '16	10377	\$ 85,526,118	May '16					
June '16	9599	\$ 81,998,908	June '16					
<b>TOTALS:</b>	<b>110538</b>	<b>\$ 942,467,161</b>	<b>TOTALS:</b>	<b>29895</b>	<b>\$ 259,983,015</b>	<b>\$ 1,339,147.48</b>	<b>\$ 1,334,731.34</b>	<b>99.67%</b>

Note: Final results for the 2015-16FY will not be confirmed until mid-July 2016.

Note: Projections rendered for budgetary purposes prior to adoption of the 2015-16FY Budget.

**Fire Districts' Annual Bills Only:**

<b>2015 Beginning Charge:</b>	<b>\$8,047,080.09</b>	<b>2014 Beginning Charge:</b>	<b>\$6,645,989.88</b>
Discoveries & Imm. Irreg.:	\$10,168.28	Discoveries & Imm. Irreg.:	\$5,984.97
Releases & Refunds:	<b>(\$25,091.76)</b>	Releases & Refunds:	<b>(\$2,395.31)</b>
<b>Net Charge:</b>	<b>\$8,032,156.61</b>	<b>Net Charge:</b>	<b>\$6,649,579.54</b>
Unpaid Taxes:	\$6,481,071.87	Unpaid Taxes:	\$5,640,741.24
Amount Collected:	\$1,551,084.74	Amount Collected:	\$1,008,838.30
<b>Percentage Collected:</b>	<b>19.31%</b>	<b>Percentage Collected:</b>	<b>15.17%</b>
Through: 4-Oct-2015		Through: 4-Oct-2014	

Respectfully Submitted,

Luke Small  
 Collections Specialist

Stan C. Duncan  
 Tax Collector

# HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite 1  
Hendersonville, North Carolina 28792  
Phone: 828-697-4808 • Fax: 828-692-9855  
[www.hendersoncountync.org](http://www.hendersoncountync.org)

THOMAS H. THOMPSON  
Chairman  
CHARLES D. MESSER  
Vice-Chairman

J. MICHAEL EDNEY  
GRADY H. HAWKINS  
WILLIAM G. LAPSLEY

October 5, 2015

Mr. Stan Duncan, Tax Assessor  
HENDERSON COUNTY ASSESSOR'S OFFICE  
200 N. Grove Street, Suite 102  
Hendersonville, N. C. 28792

Dear Mr. Duncan:

Attached please find tax release requests in the amount of \$221,924.07 and tax refund requests in the amount of \$1,555.29, reviewed at the Henderson County Board of Commissioners' Meeting on Monday, October 5, 2015. All releases and refunds were approved.

Sincerely,



**Thomas H. Thompson, Chairman**  
Henderson County Board of Commissioners

THT/tlw

enclosures

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** October 5, 2015  
**SUBJECT:** Pending Releases & Refunds  
**PRESENTER:** Assessor  
**ATTACHMENT:** Pending Release/Refund Combined Report

### SUMMARY OF REQUEST:

The attached pending releases and refunds have been reviewed by the County Assessor and as a result of that review, it is the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor's Office.

These pending release and refund requests are submitted for the approval by the Henderson County Board of Commissioners.

Type:	Amount:
Total Taxes Released from the Charge	\$ 221,924.07
Total Refunds as a Result of the Above Releases	\$ 1,555.29

Faithfully Submitted,



Stan C. Duncan  
County Assessor and Collector

BOARD ACTION REQUEST: Consent Approval Requested

Suggested Motion: "I move the Board approve the Combined Release/Refund Report as presented."

# NCPTS Pending Release/Refund Report. Thursday, September 24, 2015\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEWY TYPE	BILLED	PAID	RELEASE	REFUND
AARONS SALES AND LEASING #C0391	0000670088-2015-2015-0000	PARTIAL RELEASE OF VALUE PER TAXPAYER REQUEST, #90353 OF 2014 COSTS REMOVED FROM AARON'S LEASING AND ASSESSED UNDER PROG LEASING #3087072.	(\$81,318)	2950	ESWOPE	141 LINDA VISTA DR UNINCORPORATED	COUNTY	TAX	\$6,663.06	\$6,663.06	\$417.65	\$417.65
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:		ABSTRACT TOTAL:	\$417.65	\$417.65
BARTLEBAUGH, JOSHUA ROBERT	0003086252-2015-2015-0000	VALUE DECREASE FOR 1973 RYAN CRAFT PER APPEAL. WATERCRAFT IS A 10' JON BOAT IN FAIR CONDITION. NO MOTOR. VALUE REDUCED TO \$500 MINIMUM. PHOTO ON FILE.	(\$81,318)	2961	BSLATTERY	68 S WOODCREST LN FLAT ROCK NC 28731	COUNTY	TAX	\$25.68	\$0.00	\$23.11	\$417.65
								LATE LIST FEE	\$2.57	\$0.00	\$2.31	\$0.00
								TOTAL:			\$25.42	\$0.00
								TAX	\$6.00	\$0.00	\$5.40	\$0.00
							LATE LIST FEE	\$0.60	\$0.00	\$0.54	\$0.00	
							TOTAL:			\$5.94	\$0.00	
										ABSTRACT TOTAL:	\$31.36	\$0.00
BETKER, DANIEL F	0003086270-2015-2015-0000	2000 SEA RAY BOAT OVER ASSESSED DUE TO LACK OF INFORMATION. ADJUSTED TO NADA VALUE FOR 2000 SEA RAY 185 LESS VTS VALUE OF TRAILER.	(\$4,500)	2978	BSLATTERY	140 BEECHWOOD CI HENDERSONVILLE NC 28739	COUNTY	TAX	\$128.52	\$0.00	\$35.08	\$0.00
								LATE LIST FEE	\$12.85	\$0.00	\$3.51	\$0.00
								TOTAL:			\$38.59	\$0.00
											ABSTRACT TOTAL:	\$38.59
BRANNON, MICHAEL	0002477182-2009-2009-0001	PER LEE KING 5/19/2014: BUSINESS CEASED TO EXIST IN 2006 PER TAXPAYER. BROUGHT IN DOCUMENTATION TO SHARON WOOTEN. TAXBILLS ARE NOT VALID; ENFORCED COLLECTIONS WERE CANCELLED. BILLS WERE SET TO BE RELEASED BUT NEVER WERE.	(\$6,830)	3059	JKITCHEN	202 SHANNON RD HENDERSONVILLE NC 28791	COUNTY	TAX	\$23.10	\$0.00	\$23.10	\$0.00
								LATE LIST FEE	\$2.31	\$0.00	\$2.31	\$0.00
								TOTAL:			\$25.41	\$0.00
								TAX	\$4.75	\$0.00	\$4.75	\$0.00
							LATE LIST FEE	\$0.48	\$0.00	\$0.48	\$0.00	
							TOTAL:			\$5.23	\$0.00	
										ABSTRACT TOTAL:	\$30.64	\$0.00
BRANNON, MICHAEL	0002477182-2010-2010-0001	PER LEE KING 5/19/2014: BUSINESS CEASED TO EXIST IN 2006 PER TAXPAYER. BROUGHT IN DOCUMENTATION TO SHARON WOOTEN. TAXBILLS ARE NOT VALID; ENFORCED COLLECTIONS WERE CANCELLED. BILLS WERE SET TO BE RELEASED BUT NEVER WERE.	(\$6,000)	3060	JKITCHEN	202 SHANNON RD HENDERSONVILLE NC 28791	COUNTY	TAX	\$27.72	\$0.00	\$27.72	\$0.00
								LATE LIST FEE	\$2.77	\$0.00	\$2.77	\$0.00
								TOTAL:			\$30.49	\$0.00
								TAX	\$5.70	\$0.00	\$5.70	\$0.00
							LATE LIST FEE	\$0.57	\$0.00	\$0.57	\$0.00	
							TOTAL:			\$6.27	\$0.00	
										ABSTRACT TOTAL:	\$36.76	\$0.00



OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
BRANNON, MICHAEL	0002477182-2011-2011-0001	PER LEE KING 5/19/2014: BUSINESS CEASED TO EXIST IN 2006 PER TAXPAYER. BROUGHT IN DOCUMENTATION TO SHARON WOOTEN. TAXBILLS ARE NOT VALID; ENFORCED COLLECTIONS WERE CANCELLED. BILLS WERE SET TO BE RELEASED BUT NEVER WERE.	(\$7,000)	3061	JKITCHEN	202 SHANNON RD UNINCORPORATED	COUNTY	TAX	\$35.95	\$0.00	\$35.95	\$0.00
								LATE LIST FEE	\$3.60	\$0.00	\$3.60	\$0.00
								TOTAL:		\$0.00	\$39.55	\$0.00
								TAX	\$7.35	\$0.00	\$7.35	\$0.00
						MOUNTAIN HOME FIRE		LATE LIST FEE	\$0.74	\$0.00	\$0.74	\$0.00
								TOTAL:		\$0.00	\$8.09	\$0.00
								ABSTRACT TOTAL:			\$47.64	\$0.00
0002477182-2012-2012-0000		PER LEE KING 5/19/2014: BUSINESS CEASED TO EXIST IN 2006 PER TAXPAYER. BROUGHT IN DOCUMENTATION TO SHARON WOOTEN. TAXBILLS ARE NOT VALID; ENFORCED COLLECTIONS WERE CANCELLED. BILLS WERE SET TO BE RELEASED BUT NEVER WERE.	(\$8,750)	3062	JKITCHEN	202 SHANNON RD UNINCORPORATED	COUNTY	TAX	\$44.94	\$0.00	\$44.94	\$0.00
								LATE LIST FEE	\$4.49	\$0.00	\$4.49	\$0.00
								TOTAL:		\$0.00	\$49.43	\$0.00
								TAX	\$9.19	\$0.00	\$9.19	\$0.00
						MOUNTAIN HOME FIRE		LATE LIST FEE	\$0.92	\$0.00	\$0.92	\$0.00
								TOTAL:		\$0.00	\$10.11	\$0.00
								ABSTRACT TOTAL:			\$59.54	\$0.00
<b>OWNER TOTAL:</b>												
BUCHANAN, MARGIE E.	0000045371-2015-2015-0000	RELEASE 2015 BILL ON PERSONAL PROPERTY MANUFACTURED HOME. TAXPAYER APPEALED. LOWERED VALUE FROM 16,500 TO 3,000. FIELD REVIEW DONE, VERY POOR CONDITION. PICTURES ON FILE.	(\$26,750)	2979	CLOMBARDO	121 HIDDEN VALLEY DR ETOWAH NC 28729	COUNTY	TAX	\$84.74	\$0.00	\$84.74	\$0.00
								LATE LIST FEE	\$8.47	\$0.00	\$6.93	\$0.00
								TOTAL:		\$0.00	\$76.27	\$0.00
								TAX	\$17.33	\$0.00	\$14.18	\$0.00
						ETOWAH-HORSESHOE FIRE		LATE LIST FEE	\$1.73	\$0.00	\$1.42	\$0.00
								TOTAL:		\$0.00	\$15.60	\$0.00
								ABSTRACT TOTAL:			\$91.87	\$0.00
<b>OWNER TOTAL:</b>												
BUCKNER, ROGER W	0000492502-2015-2015-0000	TIMELY PERSONAL PROPERTY MANUFACTURED HOME APPEAL. RELEASE 2015 TAX BILL ON PERSONAL PROPERTY MANUFACTURED HOME DUE TO CONDITION. VERIFIED WITH DUKE POWER THAT ELECTRIC WAS TURNED OFF IN 2009. ALSO VERIFIED WITH TOBY LINVILLE (CODE ENFORCEMENT) THIS MANUFACTURED HOME IS ON THE WAITING LIST FOR THE ABANDONED MANUFACTURED HOME REMOVAL PROGRAM.	(\$13,500)	3018	CLOMBARDO	1308 TURNPIKE RD MILLS RIVER NC 28759	COUNTY	TAX	\$25.68	\$0.00	\$25.68	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:		\$0.00	\$25.68	\$0.00
								TAX		\$0.00	\$25.68	\$0.00
								LATE LIST FEE		\$0.00	\$25.68	\$0.00
								TOTAL:		\$0.00	\$25.68	\$0.00
								ABSTRACT TOTAL:			\$25.68	\$0.00
<b>OWNER TOTAL:</b>												
<b>(\$5,000)</b>												

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
CRAWFORD, ALAN H	0002850950-2010-2010-0000	PARCEL HAS BEEN LISTED AND ASSESSED FOR THE INCORRECT ACREAGE FOR 10+ YEARS. NARRATIVE DOCUMENTS AN ACREAGE CORRECTION IN 2005 BUT WAS NEVER APPLIED TO THE VALUE. NARRATIVE IS ATTACHED TO THE PARCEL RECORD FOR CLARIFICATION.	(\$16,500)	2954	PCARVER	197 RAYS PLACE LN HORSE SHOE INC 28742	COUNTY	TAX	\$895.82	\$895.82	\$76.23	\$76.23
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:				
								TAX	\$126.04	\$126.04	\$10.73	\$10.73
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$10.73	\$10.73	\$10.73	\$10.73
								ABSTRACT TOTAL:	\$86.96	\$86.96	\$86.96	\$86.96
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50
								TAX	\$843.84	\$843.84	\$71.90	\$71.90
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:				
								TAX	\$123.23	\$123.23	\$10.50	\$10.50
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$10.50	\$10.50	\$10.50	\$10.50

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEWY TYPE	BILLED	PAID	RELEASE	REFUND		
CRAWFORD, ALAN H	0002850950-2014-2014-0000	PARCEL HAS BEEN LISTED AND ASSESSED FOR THE INCORRECT ACREAGE FOR 10+ YEARS. NARRATIVE DOCUMENTS AN ACREAGE CORRECTION IN 2005 BUT WAS NEVER APPLIED TO THE VALUE. NARRATIVE IS ATTACHED TO THE PARCEL RECORD FOR CLARIFICATION.	(\$14,000)	2959	PCARVER	197 RAYS PLACE LN HORSE SHOE NC 28742		TOTAL:			\$10.50	\$10.50		
	0002850950-2015-2015-0000	PARCEL HAS BEEN LISTED AND ASSESSED FOR THE INCORRECT ACREAGE FOR 10+ YEARS. NARRATIVE DOCUMENTS AN ACREAGE CORRECTION IN 2005 BUT WAS NEVER APPLIED TO THE VALUE. NARRATIVE IS ATTACHED TO THE PARCEL RECORD FOR CLARIFICATION.	(\$16,500)	2960	PCARVER	197 RAYS PLACE LN HORSE SHOE NC 28742	COUNTY	TAX LATE LIST FEE TOTAL:	\$988.17 \$0.00	\$978.81 \$0.00	\$84.74 \$0.00	\$75.38 \$0.00		
CYR, KATHERINE M	000336142-2015-2015-0000	THIS PARCEL WAS MOVED INCORRECTLY FROM VCS 101 TO VCS C170A DURING THE 2015 REAPPRAISAL. THE PROPERTIES ON EACH SIDE OF THE SUBJECT ARE LOCATED IN VCS 101. THE SUBJECT'S VCS WAS CHANGED BACK TO 101 TO BE CONSISTENT WITH THE NEIGHBORING HOMES. THE PROPERTY WAS INSPECTED TO UPDATE THE PRC, WITH CORRECTIONS MADE TO THE BUILDING SKETCH, AND THE EFFECTIVE AGE WAS UPDATED TO REFLECT NEWER WINDOWS AND VINYL SIDING.	(\$89,000)	3016	HOUTLAW	917 OAKLAND ST HENDERSONVILLE NC 28791	COUNTY	TAX LATE LIST FEE TOTAL:	\$1,078.05 \$0.00	\$0.00 \$0.00	\$516.15 \$643.03	\$505.15 \$0.00		
			(\$125,200)									\$0.00 \$0.00	\$0.00 \$0.00	
													\$643.03 \$643.03	\$0.00 \$0.00
													\$0.00 \$0.00	\$0.00 \$0.00
DAVITA	0003086784-2015-2010-0000	DUPLICATE ASSESSMENT. REBATE IN FULL. DAVITA IS PARENT COMPANY OF TOTAL RENAL CARE OF NC #319806. ALL BUSINESS PERSONAL PROPERTY IS LISTED UNDER #319806.	(\$125,200)	2986	ESWOPE	500 BEVERLY HANKS CTR HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL:	\$462.00 \$277.20	\$0.00 \$0.00	\$643.03 \$513.60	\$0.00 \$51.60		
			(\$100,000)									\$308.16 \$821.76	\$30.96 \$82.56	
													\$821.76 \$821.76	\$82.56 \$82.56
													\$0.00 \$0.00	\$0.00 \$0.00
DAVITA	0003086784-2015-2011-0000	DUPLICATE ASSESSMENT. REBATE IN FULL. DAVITA IS PARENT COMPANY OF TOTAL RENAL CARE OF NC #319806. ALL BUSINESS PERSONAL PROPERTY IS LISTED UNDER #319806.	(\$100,000)	2985	ESWOPE	500 BEVERLY HANKS CTR HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL:	\$513.60 \$256.80	\$0.00 \$0.00	\$513.60 \$256.80	\$0.00 \$0.00		
												\$770.40 \$770.40	\$0.00 \$0.00	
													\$0.00 \$0.00	\$0.00 \$0.00
													\$0.00 \$0.00	\$0.00 \$0.00

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
DAVITA	0003086784-2015-2012-0000	DUPLICATE ASSESSMENT. REBATE IN FULL. DAVITA IS PARENT COMPANY OF TOTAL RENAL CARE OF NC #319806. ALL BUSINESS PERSONAL PROPERTY IS LISTED UNDER #319806.	(\$100,000)	2984	ESWOPE	500 BEVERLY HANKS CTR HENDERSONVILLE NC 28792	COUNTY	TAX	\$513.60	\$0.00	\$513.60	\$0.00
								LATE LIST FEE	\$205.44	\$0.00	\$205.44	\$0.00
								TOTAL:			\$719.04	\$0.00
								ABSTRACT TOTAL:			\$719.04	\$0.00
	0003086784-2015-2013-0000	DUPLICATE ASSESSMENT. REBATE IN FULL. DAVITA IS PARENT COMPANY OF TOTAL RENAL CARE OF NC #319806. ALL BUSINESS PERSONAL PROPERTY IS LISTED UNDER #319806.	(\$100,000)	2983	ESWOPE	500 BEVERLY HANKS CTR HENDERSONVILLE NC 28792	COUNTY	TAX	\$513.60	\$0.00	\$513.60	\$0.00
								LATE LIST FEE	\$154.08	\$0.00	\$154.08	\$0.00
								TOTAL:			\$667.68	\$0.00
								ABSTRACT TOTAL:			\$667.68	\$0.00
	0003086784-2015-2014-0000	DUPLICATE ASSESSMENT. REBATE IN FULL. DAVITA IS PARENT COMPANY OF TOTAL RENAL CARE OF NC #319806. ALL BUSINESS PERSONAL PROPERTY IS LISTED UNDER #319806.	(\$100,000)	2982	ESWOPE	500 BEVERLY HANKS CTR HENDERSONVILLE NC 28792	COUNTY	TAX	\$513.60	\$0.00	\$513.60	\$0.00
								LATE LIST FEE	\$102.72	\$0.00	\$102.72	\$0.00
								TOTAL:			\$616.32	\$0.00
								ABSTRACT TOTAL:			\$616.32	\$0.00
	0003086784-2015-2015-0000	DUPLICATE ASSESSMENT. REBATE IN FULL. DAVITA IS PARENT COMPANY OF TOTAL RENAL CARE OF NC #319806. ALL BUSINESS PERSONAL PROPERTY IS LISTED UNDER #319806.	(\$100,000)	2981	ESWOPE	500 BEVERLY HANKS CTR HENDERSONVILLE NC 28792	COUNTY	TAX	\$513.60	\$0.00	\$513.60	\$0.00
								LATE LIST FEE	\$51.36	\$0.00	\$51.36	\$0.00
								TOTAL:			\$564.96	\$0.00
								ABSTRACT TOTAL:			\$564.96	\$0.00
DE LAGE LANDEN OPERATIONAL SVS	0003086174-2015-2015-0000	REBATE IN FULL. ASSET REPORTED TO HENDERSON COUNTY IN ERROR BY LEASING COMPANY. ASSET BELONGS IN BUNCOMBE COUNTY. REPORTING CORRECTION HAS BEEN MADE.	(\$600,000)	3034	ESWOPE	320 RUTLEDGE RD NC	COUNTY	TAX	\$34.17	\$0.00	\$34.17	\$82.56
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$34.17	\$0.00
								OWNER TOTAL:			\$4,160.16	\$0.00
FLAT ROCK HEATING & COOLING LLC	0003047289-2015-2015-0000	FULL REBATE. TAXPAYER FILED LISTING WITHIN 30 DAY DISCOVERY APPEAL PERIOD. BILLED ON ABSTRACT #3087194.	(\$6,654)	2969	ESWOPE	677 SPARTANBURG HWY STE 107 HENDERSONVILLE NC 28792	COUNTY	TAX	\$134.88	\$0.00	\$134.88	\$0.00
								LATE LIST FEE	\$13.49	\$0.00	\$13.49	\$0.00
								TOTAL:			\$148.37	\$0.00
								OWNER TOTAL:			\$34.17	\$0.00
						BLUE RIDGE FIRE		TAX	\$31.51	\$0.00	\$31.51	\$0.00
								LATE LIST FEE	\$3.15	\$0.00	\$3.15	\$0.00
								TOTAL:			\$34.66	\$0.00
								ABSTRACT TOTAL:			\$183.03	\$0.00
<b>OWNER TOTAL:</b>			<b>(\$26,261)</b>								<b>\$183.03</b>	<b>\$0.00</b>

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND	
GAFFNEY, MIKE	0002576291-2015-2015-0000	2002 VANS RV 6A AIRCRAFT BILLED IN BOTH HENDERSON AND BUNCOMBE COUNTIES. TAXPAYER LISTED AIRCRAFT IN HENDERSON COUNTY IN ERROR. AIRCRAFT WAS IN BUNCOMBE COUNTY JANUARY 1, 2015 PER LANDMARK AVIATION AVL REPORT. BUNCOMBE COUNTY BILL ON FILE. RELEASE HENDERSON COUNTY BILL.	(\$32,442)	2949	BSLATTERY	1232 SHEPHERD ST HENDERSONVILLE NC NC	TAX	\$166.62	\$0.00	\$166.62	\$0.00	\$0.00	
							LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00		
							TOTAL:			\$166.62		\$0.00	
							TAX	\$38.93	\$0.00	\$38.93	\$0.00	\$0.00	
		LATE LIST FEE			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		TOTAL:				\$38.93			\$38.93		\$0.00		
					ABSTRACT TOTAL:				\$205.55		\$0.00		
											\$205.55	\$0.00	
GE LIGHTING SYSTEMS, INC	0000536357-2015-2015-0000	RELEASE BILL IN FULL. RE-BILLED ON ABSTRACT #536357.1 WHICH REFLECTS AMENDED DEPRECIATION SCHEDULES.	(\$24,759,060)	2965	ESWOPE	3010 SPARTANBURG HWY HENDERSONVILLE NC NC	TAX	\$127,162.5	\$0.00	\$127,162.5	\$0.00	\$127,162.53	\$0.00
							LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00		
							TOTAL:			\$127,162.53		\$0.00	
							TAX	\$29,710.87	\$0.00	\$29,710.87	\$0.00	\$0.00	
		LATE LIST FEE			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		TOTAL:				\$29,710.87			\$29,710.87		\$0.00		
					ABSTRACT TOTAL:				\$156,873.40		\$0.00		
											\$156,873.40	\$0.00	
H&E EQUIPMENT SERVICES IN C	0002908546-2015-2015-0000	THIS TRAILER WAS PICKED UP FROM THE 2015 DMV REPORT IN ERROR. 2012 LISTING FORM WAS RETURNED ON TIME AND THE TRAILER WAS REMOVED AT THAT TIME. DOCUMENTATION ON FILE.	(\$2,920)	3007	PNOVOTNY	99 UNDERWOOD RD FLETCHER NC 28732 NC	TAX	\$15.00	\$0.00	\$15.00	\$0.00	\$15.00	\$0.00
							LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00		
							TOTAL:			\$15.00		\$0.00	
							TAX	\$15.00	\$0.00	\$15.00	\$0.00	\$0.00	
		LATE LIST FEE			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		TOTAL:				\$15.00			\$15.00		\$0.00		
					ABSTRACT TOTAL:				\$15.00		\$0.00		
											\$15.00	\$0.00	
HINKLE, SHERRY D	0000278935-2015-2015-0000	LATE APPLICATION WAS APPROVED BY THE ASSESSOR PER (NCS 105-282.1(A1) 28 AUGUST 2015 AFTER HAVING A CONFERENCE WITH THE PROPERTY OWNER. TAX RELIEF HAD BEEN REMOVED FOR TAX YEAR 2015, BECAUSE THE PROPERTY OWNER FAILED TO RETURN COMPLIANCE REVIEW APPLICATION FOR TAX YEAR 2015 WITHIN TIME REQUESTED. THIS RELEASE IS TO GRANT THE ELDERLY EXCLUSION AND ISSUE A NEW 2015 TAX BILL THAT REFLECTS TAX RELIEF.	(\$182,000)	2947	KWOODY	751 KNOLLWOOD DR HENDERSONVILLE NC 28791	TAX	\$467.38	\$0.00	\$467.38	\$0.00	\$934.75	\$467.37
							LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00		
							TOTAL:			\$934.75		\$467.37	
							TAX	\$934.75	\$0.00	\$934.75	\$0.00	\$467.37	
		LATE LIST FEE			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		TOTAL:				\$934.75			\$934.75		\$467.37		
					ABSTRACT TOTAL:				\$934.75		\$467.37		
											\$934.75	\$467.37	

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
INNOVATIVE OWNER 14 LLC	0003085895-2015-2015-0000	PARTIAL REBATE, 80% OF ASSESSED VALUE. PROPERTY ASSESSED AT 20% OF ITS ASSESSED VALUE DUE TO APPROVAL OF "SOLAR ENERGY ELECTRIC SYSTEM", G.S. 105-275 (45) EXEMPTION.	(\$6,790,893)	2952	ESWOPE	67 LAYCOCK RD HENDERSOINVILLE NC 28792	COUNTY	TAX	\$34,878.03	\$0.00	\$34,878.03	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:			\$34,878.03	
								TAX	\$7,130.44	\$0.00	\$7,130.44	\$0.00
		LATE LIST FEE			\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
		TOTAL:						\$7,130.44		\$7,130.44		\$0.00
<b>OWNER TOTAL:</b>			<b>(\$6,790,893)</b>							<b>\$42,008.47</b>		<b>\$0.00</b>
JONES, TODD ANDREW	0003085214-2015-2015-0000	VALUE DECREASED FROM 87,400 TO 74,370. THIS TRUCK IS A GLIDER KIT WHICH IS A NEW BODY ON THE TRUCK BUT NOT A NEW ENGINE. DOCUMENTATION ON FILE.	(\$13,030)	3032	PNOVOTNY	23 KEENELAND DR HENDERSOINVILLE NC 28792	COUNTY	TAX	\$448.89	\$448.89	\$66.92	\$66.92
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:			\$66.92	
								TAX	\$104.88	\$104.88	\$15.64	\$15.64
		LATE LIST FEE			\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
		TOTAL:						\$15.64		\$15.64		\$15.64
<b>OWNER TOTAL:</b>			<b>(\$13,030)</b>							<b>\$82.56</b>		<b>\$82.56</b>
K C V P INC	0002885935-2014-2014-0000	BUSINESS DISSOLVED 4/18/2013 THROUGH SECRETARY OF STATE.	(\$6,822)	2998	JKITCHEN	1400 SPARTANBURG HY UNINCORPORATED	COUNTY	TAX	\$35.04	\$0.00	\$35.04	\$0.00
								LATE LIST FEE	\$3.50	\$0.00	\$3.50	\$0.00
								TOTAL:			\$38.54	\$0.00
								TAX	\$38.54	\$38.54	\$0.00	\$0.00
		LATE LIST FEE			\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
		TOTAL:						\$46.05		\$46.05		\$0.00
<b>OWNER TOTAL:</b>			<b>(\$8,966)</b>							<b>\$50.65</b>		<b>\$0.00</b>
KNEISLEY, DON	0003086688-2015-2015-0000	FOR 2015: RELEASE 2015 BILL ON PERSONAL PROPERTY TRAVEL TRAILER IN APPLE VALLEY RV PARK. TAXPAYER HAS CURRENT SPARTANBURG COUNTY, SOUTH CAROLINA TAG. TAX RECEIPT FROM SPARTANBURG COUNTY ON FILE.	(\$7,750)	2953	CLOMBARDO	APPLE VALLEY RV PARK LOT 34	COUNTY	TAX	\$39.80	\$0.00	\$39.80	\$0.00
								LATE LIST FEE	\$3.98	\$0.00	\$3.98	\$0.00
								TOTAL:			\$43.78	\$0.00
								TAX	\$10.08	\$0.00	\$10.08	\$0.00
		LATE LIST FEE			\$0.00	\$0.00		\$1.01		\$1.01		\$0.00
		TOTAL:						\$11.09		\$11.09		\$0.00
<b>OWNER TOTAL:</b>			<b>(\$7,750)</b>							<b>\$54.87</b>		<b>\$0.00</b>

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
LAUGHTER, JOSEPH R	0002761910-2014-2014-0000	OWNERSHIP CHANGED 6/25/2013 PER REGISTRATION INFORMATION FROM NC WILDLIFE. REGISTERED TO BRANDON FORREST AND LEE GOODMAN, NOT IN HENDERSON COUNTY. 2014 AND 2015 BILLS RELEASED. DOCUMENTATION ON FILE.	(\$4,532)	3004	KATHYS	279 TERESA LN HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$23.28 \$2.33 \$4.76 \$0.48 \$5.24	\$0.00 \$0.00 \$0.00 \$0.00 \$30.85	\$23.28 \$2.33 \$25.61 \$4.76 \$0.48 \$5.24	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
	0002761910-2015-2015-0000	OWNERSHIP CHANGED 6/25/2013 PER REGISTRATION INFORMATION FROM NC WILDLIFE. REGISTERED TO BRANDON FORREST AND LEE GOODMAN, NOT IN HENDERSON COUNTY. 2014 AND 2015 BILLS RELEASED. DOCUMENTATION ON FILE.	(\$4,305)	3005	KATHYS	279 TERESA LN HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$22.11 \$2.21 \$5.17 \$0.52 \$5.69	\$0.00 \$0.00 \$0.00 \$0.00 \$30.01	\$22.11 \$2.21 \$24.32 \$5.17 \$0.52 \$5.69	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
	<b>OWNER TOTAL:</b>		<b>(\$8,837)</b>							<b>ABSTRACT TOTAL:</b>	<b>\$60.86</b>	<b>\$0.00</b>
LEV ENTERPRISES LLC	0002457508-2015-2015-0000	2015 LISTING FORM STATED BUSINESS HAD CLOSED. AN AMENDED LISTING FORM WAS SENT IN TO SPECIFY DATE OF CLOSING (12/31/2014). BILL RELEASED.	(\$10,830)	2988	JKITCHEN	22 SHADOW VALLEY DR UNINCORPORATED	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$55.62 \$0.00 \$10.29 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$55.62 \$0.00 \$55.62 \$10.29 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
	<b>OWNER TOTAL:</b>		<b>(\$10,830)</b>							<b>ABSTRACT TOTAL:</b>	<b>\$65.91</b>	<b>\$0.00</b>
MAP LAND LLC	0002545153-2015-2015-0000	WITH THE COMPLETION OF AN IN-DEPTH SALES ANALYSIS AND IN ACCORDANCE WITH NC G.S. 105-325(4); VALUE WAS DECREASED FOR 2015	(\$418,800)	3065	JGILMORE	951 CRAB CREEK RD HENDERSONVILLE NC 28739	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$8,255.09 \$0.00 \$1,526.94 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$2,150.96 \$0.00 \$2,150.96 \$397.86 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
	<b>OWNER TOTAL:</b>		<b>(\$418,800)</b>							<b>ABSTRACT TOTAL:</b>	<b>\$2,548.82</b>	<b>\$0.00</b>
MCDOWELL DORIC VAULT COMPANY INC	0002346073-2008-2008-0001	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$108,000)	3015	JKITCHEN	221 OLD HENDERSONVILLE RD NC	COUNTY	TAX LATE LIST FEE	\$498.96 \$49.90	\$0.00 \$0.00	\$498.96 \$49.90	\$0.00 \$0.00

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND	
MCDOWELL DORIC VAULT COMPANY INC	0002346073-2008-2008-0001	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$108,000)	3015	JKITCHEN	221 OLD HENDERSONVILLE RD NC	FLETCHER FIRE	TOTAL: TAX	\$102.60	\$0.00	\$548.86	\$0.00	
								LATE LIST FEE	\$10.26	\$0.00	\$102.60	\$0.00	
								TOTAL:			\$112.86	\$0.00	
								ABSTRACT TOTAL:			\$661.72	\$0.00	
	0002346073-2009-2009-0001	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$130,000)	3014	JKITCHEN	221 OLD HENDERSONVILLE RD NC	COUNTY	TAX	\$600.60	\$0.00	\$600.60	\$0.00	
								LATE LIST FEE	\$60.06	\$0.00	\$60.06	\$0.00	
								TOTAL:			\$660.66	\$0.00	
								FLETCHER FIRE	TAX	\$123.50	\$0.00	\$123.50	\$0.00
								LATE LIST FEE	\$12.35	\$0.00	\$12.35	\$0.00	
								TOTAL:			\$135.85	\$0.00	
								ABSTRACT TOTAL:			\$796.51	\$0.00	
	0002346073-2010-2010-0001	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$130,000)	3013	JKITCHEN	221 OLD HENDERSONVILLE RD NC	COUNTY	TAX	\$600.60	\$0.00	\$600.60	\$0.00	
							LATE LIST FEE	\$60.06	\$0.00	\$60.06	\$0.00		
							TOTAL:			\$660.66	\$0.00		
							FLETCHER FIRE	TAX	\$123.50	\$0.00	\$123.50	\$0.00	
							LATE LIST FEE	\$12.35	\$0.00	\$12.35	\$0.00		
							TOTAL:			\$135.85	\$0.00		
							ABSTRACT TOTAL:			\$796.51	\$0.00		
0002346073-2011-2011-0001	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$155,000)	3012	JKITCHEN	221 OLD HENDERSONVILLE RD NC	COUNTY	TAX	\$796.08	\$0.00	\$796.08	\$0.00		
							LATE LIST FEE	\$79.61	\$0.00	\$79.61	\$0.00		
							TOTAL:			\$875.69	\$0.00		
							FLETCHER FIRE	TAX	\$155.00	\$0.00	\$155.00	\$0.00	
							LATE LIST FEE	\$15.50	\$0.00	\$15.50	\$0.00		
							TOTAL:			\$170.50	\$0.00		
							ABSTRACT TOTAL:			\$1,046.19	\$0.00		
0002346073-2012-2012-0000	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$232,444)	3011	JKITCHEN	221 OLD HENDERSONVILLE RD NC	COUNTY	TAX	\$1,193.83	\$0.00	\$1,193.83	\$0.00		
							LATE LIST FEE	\$119.38	\$0.00	\$119.38	\$0.00		
							TOTAL:			\$1,313.21	\$0.00		
							FLETCHER FIRE	TAX	\$232.44	\$0.00	\$232.44	\$0.00	
							LATE LIST FEE	\$23.24	\$0.00	\$23.24	\$0.00		



OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND	
MCDOWELL DORIC VAULT COMPANY INC	0002346073-2012-2012-0000	BUSINESS HAS BEEN IN BUNCOMBE COUNTY SINCE 2006 PER SECRETARY OF STATE.	(\$232,444)	3011	JKITCHEN	221 OLD HENDERSONVILLE RD NC		TOTAL:			\$255.68	\$0.00	
									ABSTRACT TOTAL:	\$1,568.89		\$0.00	
								TAX	\$1,432.43	\$0.00	\$1,432.43	\$0.00	
								LATE LIST FEE	\$143.24	\$0.00	\$143.24	\$0.00	
								TOTAL:			\$1,575.67	\$0.00	
								TAX	\$278.90	\$0.00	\$278.90	\$0.00	
								LATE LIST FEE	\$27.89	\$0.00	\$27.89	\$0.00	
								TOTAL:			\$306.79	\$0.00	
									ABSTRACT TOTAL:	\$1,882.46		\$0.00	
								TAX	\$433.99	\$0.00	\$433.99	\$0.00	
								LATE LIST FEE	\$43.40	\$0.00	\$43.40	\$0.00	
								TOTAL:			\$477.39	\$0.00	
							TAX	\$84.50	\$0.00	\$84.50	\$0.00		
							LATE LIST FEE	\$8.45	\$0.00	\$8.45	\$0.00		
							TOTAL:			\$92.95	\$0.00		
								ABSTRACT TOTAL:	\$570.34		\$0.00		
							TAX	\$281.20	\$0.00	\$281.20	\$0.00		
							LATE LIST FEE	\$28.12	\$0.00	\$28.12	\$0.00		
							TOTAL:			\$309.32	\$0.00		
							TAX	\$62.96	\$0.00	\$62.96	\$0.00		
							LATE LIST FEE	\$6.30	\$0.00	\$6.30	\$0.00		
							TOTAL:			\$69.26	\$0.00		
								ABSTRACT TOTAL:	\$378.58		\$0.00		
								OWNER TOTAL:			\$7,701.20	\$0.00	
MOTTINGER, KENT THEODORE	0003081158-2015-2015-0000	DUPLICATE ABSTRACT. BILLED ON 3081177. VOIDED.	(\$700)	2955	KATHYS	32 CAPRICORN LN ZIRCONIA NC 28790	COUNTY	TAX	\$0.00	\$0.00	\$3.60	\$0.00	
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
								TOTAL:			\$3.60	\$0.00	
								TAX		\$0.00	\$0.56	\$0.00	
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
								TOTAL:			\$0.56	\$0.00	
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
								TOTAL:			\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$378.58		\$0.00	
									OWNER TOTAL:			\$7,701.20	\$0.00
											\$3.60	\$0.00	

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
MOTTINGER, KENT THEODORE	0003081158-2015-2015-0000	DUPLICATE ABSTRACT. BILLED ON 3081177. VOIDED.	(\$700)	2955	KATHYS	32 CAPRICORN LN ZIRCONIA NC 28790		TOTAL:			\$0.56	\$0.00
	<b>OWNER TOTAL:</b>		<b>(\$700)</b>						ABSTRACT TOTAL:		\$4.16	\$0.00
NAVITAS LEASE CORP	0003023962-2015-2015-0000	AMENDED LISTING FORM RECEIVED 8/31/2015 SHOWING DISPOSAL OF ALL EQUIPMENT. BILL RELEASED.	(\$1,309)	2962	JKITCHEN	35 OLD BRICKYARD RD FLETCHER NC 28732	COUNTY	TAX	\$6.72	\$0.00	\$4.16	\$0.00
								LATE LIST FEE	\$0.67	\$0.00	\$6.72	\$0.00
								TOTAL:			\$7.39	\$0.00
							FLETCHER FIRE	TAX	\$1.51	\$0.00	\$1.51	\$0.00
								LATE LIST FEE	\$0.15	\$0.00	\$0.15	\$0.00
								TOTAL:			\$1.66	\$0.00
									ABSTRACT TOTAL:		\$9.05	\$0.00
NC	0000401326-2015-2015-0000	PER NOTES IN CMA, (DATED 7-10-2015 BY PAM CAVER) PARCEL #0401209 WAS TRANSFERRED FROM THE CONSERVATION FUND TO NC TO CORRECT A CLERICAL ERROR FROM 1997, (DEED BOOK 278.1 EXEMPTS REAL AND PERSONAL PROPERTIES OWNED BY UNITS OF GOVERNMENT. BEING THAT THIS PARCEL IS NOW TITLED TO NC. A FULL RELEASE IS SUBMITTED FOR TAX YEAR 2015.	(\$1,309)	3066	DHILL	0 NO ADDRESS ASSIGNED HENDERSONVILLE NC 28739	COUNTY	TAX	\$343.08	\$0.00	\$9.05	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$343.08	\$0.00
								TOTAL:			\$0.00	\$0.00
							VALLEY HILL FIRE	TAX	\$63.46	\$0.00	\$63.46	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$63.46	\$0.00
									ABSTRACT TOTAL:		\$406.54	\$0.00
NORTHLAND CAPITAL FINANCIAL SERVICES LLC	0003063099-2015-2015-0000	THIS WAS A LEASED TRAILER AND THE LEASE TERMINATED 05/19/2014. DOCUMENTATION ON FILE.	(\$24,700)	3029	PNOVOTNY	114 CINNAMON WAY	COUNTY	TAX	\$126.86	\$0.00	\$126.86	\$0.00
								LATE LIST FEE	\$12.69	\$0.00	\$12.69	\$0.00
								TOTAL:			\$139.55	\$0.00
							BLUE RIDGE FIRE	TAX	\$29.64	\$0.00	\$29.64	\$0.00
								LATE LIST FEE	\$2.96	\$0.00	\$2.96	\$0.00
								TOTAL:			\$32.60	\$0.00
									ABSTRACT TOTAL:		\$172.15	\$0.00
	<b>OWNER TOTAL:</b>		<b>(\$24,700)</b>								<b>\$172.15</b>	<b>\$0.00</b>

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
OGLE, MARK JORDAN	0003081611-2015-2015-0000	VALUE DECREASED FROM 22,000 TO 2,890 AFTER RECEIVING A BILL OF SALE FROM THE TAXPAYER. PURCHASED PRICE WAS 3,220 IN 2013 AND DECREASED 10% FOR YEARS 2014 AND 2015. DOCUMENTATION ON FILE.	(\$19,220)	3033	PNOVOTNY	334 WILDBRIAR RD FLETCHER NC 28732	COUNTY	TAX LATE LIST FEE TOTAL:	\$113.56 \$11.36	\$0.00 \$0.00	\$98.71 \$9.87	\$0.00 \$0.00
	<b>OWNER TOTAL:</b>		(\$19,220)							ABSTRACT TOTAL:	\$108.58	\$0.00
PACE, JOHN LAWRENCE	0002484862-2015-2015-0000	1998 EBBTIDE BOAT SOLD 8/8/2014 PER BILL OF SALE. TITLE OF TRAILER TRANSFERRED TO NEW OWNER 9/30/2014. RELEASE 2015 BILL AND DISCOVER NEW OWNER. BILL OF SALE ON FILE.	(\$5,500)	2968	KATHYS	147 POPLAR LOOP DR FLAT ROCK NC 28731	COUNTY	TAX LATE LIST FEE TOTAL:	\$28.25 \$2.82	\$0.00 \$0.00	\$28.25 \$2.82	\$0.00 \$0.00
	<b>OWNER TOTAL:</b>		(\$5,500)							ABSTRACT TOTAL:	\$31.07	\$0.00
PAVLAS, DAMON LEE	0003081616-2015-2015-0000	2013 CHAPARRAL BOAT WAS LISTED FROM THE NC WILDLIFE REPORT. THIS BOAT WAS ALREADY LISTED AND BILLED ON ABSTRACT 2807597 UNDER THE NAME OF DARLENE J PAVLAS.	(\$38,080)	2994	PNOVOTNY	95 LOCUST DR FLETCHER NC 28732	COUNTY	TAX LATE LIST FEE TOTAL:	\$196.61 \$19.56	\$0.00 \$0.00	\$195.58 \$19.56	\$0.00 \$0.00
	<b>OWNER TOTAL:</b>		(\$38,080)							ABSTRACT TOTAL:	\$215.14	\$0.00
PRESSLEY, MICHAEL RICKIE	0002431456-2015-2015-0000	1992 STRATOS BOAT OVER ASSESSED DUE TO DATA INPUT ERROR. VALUED AT \$25300 INSTEAD OF \$2350. DOCUMENTATION ON FILE.	(\$22,770)	2977	KATHYS	392 PATTERSON RD HENDERSONVILLE NC 28739	COUNTY	TAX LATE LIST FEE TOTAL:	\$129.94 \$12.99	\$0.00 \$0.00	\$116.95 \$11.69	\$0.00 \$0.00
	<b>OWNER TOTAL:</b>		(\$22,770)							ABSTRACT TOTAL:	\$128.64	\$0.00
REVIS, JAMES M	0003060297-2015-2015-0000	1992 BASS TRACKER BOAT SOLD 12/12/14. BILL OF SALE ON FILE. RELEASE 2015 BILL.	(\$1,950)	2975	BSLATTERY	141 FELMET RD FLAT ROCK NC 28731	COUNTY	TAX LATE LIST FEE TOTAL:	\$10.02 \$1.00	\$0.00 \$0.00	\$10.02 \$1.00	\$0.00 \$0.00
	<b>OWNER TOTAL:</b>		(\$1,950)							ABSTRACT TOTAL:	\$11.02	\$0.00
						BLUE RIDGE FIRE		TAX LATE LIST FEE	\$2.34 \$0.23	\$0.00 \$0.00	\$2.34 \$0.23	\$0.00 \$0.00

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\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
REVIS, JAMES M	0003060297-2015-2015-0000	1992 BASS TRACKER BOAT SOLD 12/12/14. BILL OF SALE ON FILE. RELEASE 2015 BILL.	(\$1,950)	2975	BSLATTERY	141 FELMET RD FLAT ROCK NC 28731		TOTAL:			\$2.57	\$0.00
										ABSTRACT TOTAL:	\$13.59	\$0.00
RT NOBLING, INC	<b>OWNER TOTAL:</b>											
	0000148752-2013-2013-0000	BUSINESS WAS DISSOLVED BY SECRETARY OF STATE IN 2012. CHECKED WITH STARS; BUSINESS OWNER HAS BEEN LOCATED IN BUNCOMBE COUNTY SINCE 2008.	(\$8,300)	3046	JKITCHEN	131 PLANTATION DR UNINCORPORATED	COUNTY	TAX	\$42.63	\$0.00	\$13.59	\$0.00
								LATE LIST FEE	\$4.26	\$0.00	\$42.63	\$0.00
								TOTAL:			\$46.89	\$0.00
							MOUNTAIN HOME FIRE	TAX	\$8.72	\$0.00	\$8.72	\$0.00
								LATE LIST FEE	\$0.87	\$0.00	\$0.87	\$0.00
							TOTAL:			\$9.59	\$0.00	
							ABSTRACT TOTAL:			\$56.48	\$0.00	
	0000148752-2014-2014-0000	BUSINESS WAS DISSOLVED BY SECRETARY OF STATE IN 2012. CHECKED WITH STARS; BUSINESS OWNER HAS BEEN LOCATED IN BUNCOMBE COUNTY SINCE 2008.	(\$11,579)	3045	JKITCHEN	131 PLANTATION DR UNINCORPORATED	COUNTY	TAX	\$59.47	\$0.00	\$59.47	\$0.00
								LATE LIST FEE	\$5.95	\$0.00	\$5.95	\$0.00
								TOTAL:			\$65.42	\$0.00
							MOUNTAIN HOME FIRE	TAX	\$12.16	\$0.00	\$12.16	\$0.00
								LATE LIST FEE	\$1.22	\$0.00	\$1.22	\$0.00
								TOTAL:			\$13.38	\$0.00
							ABSTRACT TOTAL:			\$78.80	\$0.00	
SCHULLER, GEORGE	0000148752-2015-2015-0000	BUSINESS WAS DISSOLVED BY SECRETARY OF STATE IN 2012. CHECKED WITH STARS; BUSINESS OWNER HAS BEEN LOCATED IN BUNCOMBE COUNTY SINCE 2008.	(\$11,579)	3044	JKITCHEN	131 PLANTATION DR UNINCORPORATED	COUNTY	TAX	\$59.47	\$0.00	\$59.47	\$0.00
								LATE LIST FEE	\$5.95	\$0.00	\$5.95	\$0.00
								TOTAL:			\$65.42	\$0.00
							MOUNTAIN HOME FIRE	TAX	\$13.89	\$0.00	\$13.89	\$0.00
								LATE LIST FEE	\$1.39	\$0.00	\$1.39	\$0.00
								TOTAL:			\$15.28	\$0.00
							ABSTRACT TOTAL:			\$80.70	\$0.00	
							<b>OWNER TOTAL:</b>			<b>\$215.98</b>	<b>\$0.00</b>	
SCHULLER, GEORGE	0003017501-2015-2015-0000	RECEIVED NOTICE THAT BUSINESS HAD CLOSED 8/31/2014. CONTRADICTORY TO ORIGINAL LISTING FORM SENT IN. RECEIVED IRS FILLINGS SHOWING BUSINESS HAD INDEED CLOSED ON 8/31/2014. BILL RELEASED.	(\$15,359)	2963	JKITCHEN	HWY 64 HORSE SHOE NC 28742	COUNTY	TAX	\$78.88	\$0.00	\$78.88	\$0.00
								LATE LIST FEE	\$7.89	\$0.00	\$7.89	\$0.00
								TOTAL:			\$86.77	\$0.00

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
SCHULLER, GEORGE	0003017501-2015-2015-0000	RECEIVED NOTICE THAT BUSINESS HAD CLOSED 8/31/2014. CONTRADICTION TO ORIGINAL LISTING FORM SENT IN. RECEIVED IRS FILINGS SHOWING BUSINESS HAD INDEED CLOSED ON 8/31/2014. BILL RELEASED.	(\$15,359)	2963	JKTTCHEH	HWY 64 HORSE SHOE NC 28742	ETOWAH-HORSESHOE FIRE	TAX	\$16.13	\$0.00	\$16.13	\$0.00
<b>OWNER TOTAL:</b>												
TIG TECH, INC	000605761-2011-2011-0001	ABSTRACT VOIDED. ORIGINALLY BILLED TO CAREN HUTCHINSON TIG TECH, INC; CAREN AND VICTOR HUTCHINSON DIVORCED IN 2009. VICTOR HUTCHINSON REGISTERED AS TIG TECHNOLOGIES, INC. WITH SECRETARY OF STATE IN OCTOBER 2009. TIG TECHNOLOGIES, INC. DISCOVERED 2010-2015.	(\$17,500)	3055	JKTTCHEH	50 JACKSON RD UNINCORPORATED	COUNTY	TAX	\$89.88	\$0.00	\$89.88	\$0.00
								LATE LIST FEE	\$8.99	\$0.00	\$8.99	\$0.00
								TOTAL:			\$98.87	\$0.00
							FLETCHER FIRE	TAX	\$17.50	\$0.00	\$17.50	\$0.00
								LATE LIST FEE	\$1.75	\$0.00	\$1.75	\$0.00
								TOTAL:			\$19.25	\$0.00
								ABSTRACT TOTAL:			\$118.12	\$0.00
								TAX	\$100.13	\$0.00	\$100.13	\$0.00
								LATE LIST FEE	\$10.01	\$0.00	\$10.01	\$0.00
								TOTAL:			\$110.14	\$0.00
							FLETCHER FIRE	TAX	\$19.50	\$0.00	\$19.50	\$0.00
								LATE LIST FEE	\$1.95	\$0.00	\$1.95	\$0.00
								TOTAL:			\$21.45	\$0.00
								ABSTRACT TOTAL:			\$131.59	\$0.00
								TAX	\$118.13	\$0.00	\$118.13	\$0.00
								LATE LIST FEE	\$11.81	\$0.00	\$11.81	\$0.00
								TOTAL:			\$129.94	\$0.00
							FLETCHER FIRE	TAX	\$23.00	\$0.00	\$23.00	\$0.00
								LATE LIST FEE	\$2.30	\$0.00	\$2.30	\$0.00
								TOTAL:			\$25.30	\$0.00
								ABSTRACT TOTAL:			\$155.24	\$0.00
								TAX	\$276.29	\$0.00	\$276.29	\$0.00
								LATE LIST FEE	\$27.63	\$0.00	\$27.63	\$0.00
								TOTAL:			\$303.92	\$0.00
							FLETCHER FIRE	TAX	\$53.79	\$0.00	\$53.79	\$0.00
								LATE LIST FEE	\$5.38	\$0.00	\$5.38	\$0.00

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OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
TIG TECH, INC	0000605761-2014-2014-0000	ABSTRACT VOIDED. ORIGINALLY BILLED TO CAREN HUTCHINSON TIG TECH, INC; CAREN AND VICTOR HUTCHINSON DIVORCED IN 2009. VICTOR HUTCHINSON REGISTERED AS TIG TECHNOLOGIES, INC. WITH SECRETARY OF STATE IN OCTOBER 2009. TIG TECHNOLOGIES, INC. DISCOVERED 2010-2015.	(\$53,794)	3058	JKITCHEN	50 JACKSON RD UNINCORPORATED		TOTAL:			\$59.17	\$0.00
										ABSTRACT TOTAL:	\$363.09	\$0.00
TLJBB, LLC			(\$113,789)								\$768.04	\$0.00
	0002215404-2015-2015-0000	BUSINESS NOW OWNED BY "CIGARETTE DEPOT". BILLED UNDER ABSTRACT # 3085893. 2015 BILL RELEASED.	(\$39,460)	3020	JKITCHEN	671 SPARTANBURG HWY NC	COUNTY	TAX	\$202.67	\$0.00	\$202.67	\$0.00
								LATE LIST FEE	\$20.27	\$0.00	\$20.27	\$0.00
								TOTAL:			\$222.94	\$0.00
										ABSTRACT TOTAL:	\$222.94	\$0.00
TRI-5 ENTERPRISE			(\$39,460)								\$222.94	\$0.00
	0002992604-2014-2014-0000	COMPANY SOLD TO CLARK TIRE IN 2013. ASSESSED AND BILLED TO CLARK TIRE. ABSTRACT #: 3080464. 2014 AND 2015 BILLS RELEASED.	(\$57,804)	3021	JKITCHEN	165 LINDA VISTA DR HENDERSONVILLE NC 28792	COUNTY	TAX	\$296.88	\$0.00	\$296.88	\$0.00
								LATE LIST FEE	\$29.69	\$0.00	\$29.69	\$0.00
								TOTAL:			\$326.57	\$0.00
										ABSTRACT TOTAL:	\$326.57	\$0.00
	0002992604-2015-2015-0000	COMPANY SOLD TO CLARK TIRE IN 2013. ASSESSED AND BILLED TO CLARK TIRE. ABSTRACT #: 3080464. 2014 AND 2015 BILLS RELEASED.	(\$63,580)	3022	JKITCHEN	165 LINDA VISTA DR HENDERSONVILLE NC 28792	COUNTY	TAX	\$326.55	\$0.00	\$326.55	\$0.00
								LATE LIST FEE	\$32.65	\$0.00	\$32.65	\$0.00
								TOTAL:			\$359.20	\$0.00
										ABSTRACT TOTAL:	\$359.20	\$0.00
VALENTINE FAMILY CARE HOMES, INC			(\$121,384)								\$685.77	\$0.00
	0000467325-2013-2013-0000	FIELD VISIT DONE 9/18/2015. BUSINESS IS NOW BEING CONDUCTED UNDER "SOUNDVIEW FAMILY CARE HOMES, INC." HAS BEEN SINCE 2004 PER SECRETARY OF STATE. ASSESSED AND BILLED UNDER NEW NAME, ABSTRACT#: 2986938.	(\$6,674)	3049	JKITCHEN	178 KENDRICK CT NC	COUNTY	TAX	\$34.28	\$0.00	\$34.28	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$34.28	\$0.00
								TAX	\$6.34	\$0.00	\$6.34	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$6.34	\$0.00
										ABSTRACT TOTAL:	\$6.34	\$0.00
										ABSTRACT TOTAL:	\$40.62	\$0.00

\*Adjustments submitted for approval on or before 9/25/2015

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
VALENTINE FAMILY CARE HOMES, INC	0000467325-2014-2014-0000	FIELD VISIT DONE 9/18/2015. BUSINESS IS NOW BEING CONDUCTED UNDER "SOUNDVIEW FAMILY CARE HOMES, INC." HAS BEEN SINCE 2004 PER SECRETARY OF STATE. ASSESSED AND BILLED UNDER NEW NAME, ABSTRACT#: 2986938.	(\$15,826)	3048	JKITCHEN	178 KENDRICK CT NC	COUNTY	TAX	\$81.28	\$0.00	\$81.28	\$0.00
								LATE LIST FEE	\$8.13	\$0.00	\$8.13	\$0.00
								TOTAL:			\$89.41	\$0.00
							BLUE RIDGE FIRE	TAX	\$15.03	\$0.00	\$15.03	\$0.00
								LATE LIST FEE	\$1.50	\$0.00	\$1.50	\$0.00
								TOTAL:			\$16.53	\$0.00
								ABSTRACT TOTAL:			\$105.94	\$0.00
								TAX			\$89.37	\$0.00
								LATE LIST FEE			\$8.94	\$0.00
								TOTAL:			\$98.31	\$0.00
WATERWAY VENTURES INC	0000467325-2015-2015-0000	FIELD VISIT DONE 9/18/2015. BUSINESS IS NOW BEING CONDUCTED UNDER "SOUNDVIEW FAMILY CARE HOMES, INC." HAS BEEN SINCE 2004 PER SECRETARY OF STATE. ASSESSED AND BILLED UNDER NEW NAME, ABSTRACT#: 2986938.	(\$17,400)	3047	JKITCHEN	178 KENDRICK CT NC	COUNTY	TAX	\$89.37	\$0.00	\$89.37	\$0.00
								LATE LIST FEE	\$8.94	\$0.00	\$8.94	\$0.00
								TOTAL:			\$98.31	\$0.00
							BLUE RIDGE FIRE	TAX	\$20.88	\$0.00	\$20.88	\$0.00
								LATE LIST FEE	\$2.09	\$0.00	\$2.09	\$0.00
								TOTAL:			\$22.97	\$0.00
								ABSTRACT TOTAL:			\$121.28	\$0.00
								TAX			\$87.83	\$0.00
								LATE LIST FEE			\$8.78	\$0.00
								TOTAL:			\$96.61	\$0.00
WATERWAY VENTURES INC	0002572846-2015-2015-0000	FOR 2015: RELEASE PERSONAL PROPERTY PARK MODEL. DOUBLE BILLED. CORRECT BILL IS ON PARCEL 1016990 WHERE PARK MODEL IS BILLED WITH LAND AND CLASSIFIED AS REAL PROPERTY.	(\$39,900)	2951	CLOMBARDO	470 LLOYD WILLIAMS RD NC	COUNTY	TAX	\$87.83	\$0.00	\$87.83	\$0.00
								LATE LIST FEE	\$8.78	\$0.00	\$8.78	\$0.00
								TOTAL:			\$96.61	\$0.00
							EDNEVILLE FIRE	TAX	\$17.96	\$0.00	\$17.96	\$0.00
								LATE LIST FEE	\$1.80	\$0.00	\$1.80	\$0.00
								TOTAL:			\$19.76	\$0.00
								ABSTRACT TOTAL:			\$116.37	\$0.00
								TAX			\$308.16	\$0.00
								LATE LIST FEE			\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
XTREME TROPHY	0002796456-2014-2014-0000	BUSINESS CLOSED 7/1/2013 PER SECRETARY OF STATE FILING.	(\$17,100)	3023	JKITCHEN	4020 HENDERSONVILLE RD FLETCHER NC 28732	COUNTY	TAX	\$308.16	\$0.00	\$308.16	\$0.00
								LATE LIST FEE	\$30.82	\$0.00	\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
								TAX	\$308.16	\$0.00	\$308.16	\$0.00
								LATE LIST FEE	\$30.82	\$0.00	\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
								ABSTRACT TOTAL:			\$338.98	\$0.00
								TAX			\$308.16	\$0.00
								LATE LIST FEE			\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
XTREME TROPHY	0002796456-2015-2015-0000	BUSINESS CLOSED 7/1/2013 PER SECRETARY OF STATE FILING. BILL RELEASED.	(\$60,000)	3024	JKITCHEN	4020 HENDERSONVILLE RD FLETCHER NC 28732	COUNTY	TAX	\$308.16	\$0.00	\$308.16	\$0.00
								LATE LIST FEE	\$30.82	\$0.00	\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
								TAX	\$308.16	\$0.00	\$308.16	\$0.00
								LATE LIST FEE	\$30.82	\$0.00	\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
								ABSTRACT TOTAL:			\$338.98	\$0.00
								TAX			\$308.16	\$0.00
								LATE LIST FEE			\$30.82	\$0.00
								TOTAL:			\$338.98	\$0.00
<b>OWNER TOTAL:</b>			<b>(\$120,000)</b>							<b>\$677.96</b>	<b>\$0.00</b>	

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OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
ZANTE INC.	0000344896-2013-2013-0000	BUSINESS IS ASSESSED AND BILLED UNDER "KONSTANDINOS THEODOSIS" ABSTRACT #: 3051156 SINCE 2013. DUPLICATION OF BILL; BILL RELEASED.	(\$36,000)	3068	JKITCHEN	HENDERSONVILLE RD NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$184.90 \$18.49	\$0.00 \$0.00	\$184.90 \$18.49	\$0.00 \$0.00
	0000344896-2014-2014-0000	BUSINESS IS ASSESSED AND BILLED UNDER "KONSTANDINOS THEODOSIS" ABSTRACT #: 3051156 SINCE 2013. DUPLICATION OF BILL; BILL RELEASED.	(\$40,000)	3067	JKITCHEN	HENDERSONVILLE RD NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$205.44 \$20.54	\$0.00 \$0.00	\$205.44 \$20.54	\$0.00 \$0.00
	0000344896-2015-2015-0000	BUSINESS IS ASSESSED AND BILLED UNDER "KONSTANDINOS THEODOSIS" ABSTRACT #: 3051156 SINCE 2013. DUPLICATION OF BILL; BILL RELEASED.	(\$54,330)	2980	JKITCHEN	HENDERSONVILLE RD NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$279.04 \$27.90	\$0.00 \$0.00	\$279.04 \$27.90	\$0.00 \$0.00
ZENITH PRODUCTS CORPORATION	0000727963-2015-2015-0000	SPOKE WITH MATT LEFKOF, SENT IN AMENDED 2015 LISTING FORM TO CHANGE PHYSICAL ADDRESS AND AMOUNT OF SUPPLIES ORIGINALLY LISTED FOR 2015.	(\$1,280)	3031	JKITCHEN	526 CREST RD UNINCORPORATED	COUNTY	TAX LATE LIST FEE TOTAL:	\$113.24 \$0.00	\$0.00 \$0.00	\$113.24 \$0.00	\$0.00 \$0.00
			(\$130,330)								\$736.31	\$0.00
											\$6.57	\$0.00
											\$6.57	\$0.00
											\$1.54	\$0.00
											\$0.00	\$0.00
											\$1.54	\$0.00
											\$8.11	\$0.00
											\$8.11	\$0.00
GRAND TOTALS:			(\$35,212,046)								\$221,924.07	\$1,555.29

Page 17 of 17

\*Adjustments submitted for approval on or before 9/25/2015



**TRANSFER OF OWNERSHIP, RELATIONSHIP, INDEMNITY AND HOLD HARMLESS  
AGREEMENT**


WHEREAS; the Sheriff of Henderson County wishes to transfer ownership of Law Enforcement Canine TEX to Deputy Crystal Riley, and a tentative agreement has been reached between the parties to effectuate such transfer; and

WHEREAS; Deputy Crystal Riley acknowledges that upon transfer of law enforcement canine TEX to her ownership, the said canine shall become her individual property, for which she bears sole responsibility; and


WHEREAS; upon transfer of law enforcement canine TEX, the Sheriff of Henderson County surrenders any interest in or responsibility whatsoever for the said canine; and

WHEREAS; subsequent to such transfer, the Sheriff of Henderson County cannot guarantee the behavioral propensities, discipline or safety of law enforcement canine TEX, and accordingly makes no such guarantee, but is reasonable in depending on Deputy Crystal Riley to exercise reasonable care in maintaining these characteristics of the said canine:

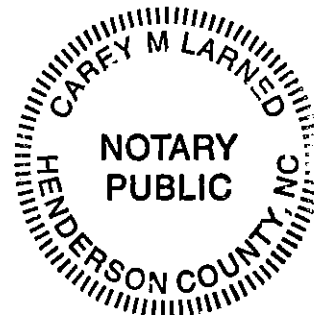
NOW, THEREFORE, in consideration for the transfer of ownership of the law-enforcement canine TEX, Deputy Crystal Riley, and her agents, agree to hold harmless, release, and indemnify the Sheriff of Henderson County, the County of Henderson, and any other person, firm or corporation charged or chargeable with responsibility or liability, and their agents, servants, successors, heirs, executors, administrators and assigns, of and from any and all claims and actions relating to law enforcement canine TEX, and accruing subsequent to the said transfer.

BY: 

WITNESS my hand and seal this 22 day of September, 2015

  
Carey M. Larned, Notary Public

My commission expires: 4/18/2020



**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**



Department: Facilities Services

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>115419 - 535100</u>	<u>M&amp;R - Buildings and Grounds</u>	<u>\$ 37,500</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>114990 - 401000</u>	<u>Fund Balance Appropriated</u>	<u>\$ 37,500</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

**Justification:** Please provide a brief justification for this line-item transfer request.  
 Fund balance appropriated to fund renovation costs at EMS #5 - formerly Valley Hill Fire Station #2.  
 Approved by the Board October 5, 2015.

<u>Facilities Services</u>	<u>10/5/2015</u>
<u>Authorized by Department Head</u>	<u>Date</u>
<u> </u>	<u> </u>
<u>Authorized by Budget Office</u>	<u>Date</u>
<u> </u>	<u> </u>
<u>Authorized by County Manager</u>	<u>Date</u>

**For Budget Use Only**

Batch #                     

BA #                     

Batch Date

**RESOLUTION OF THE BOARD OF DIRECTORS OF MARGARET R. PARDEE HOSPITAL  
DECLARING ITS INTENT TO BE REIMBURSED FOR CAPITAL EXPENDITURES INCURRED  
IN CONNECTION WITH THE PARDEE CANCER CENTER FACILITY PROJECT, THE  
ACQUISITION OF AN EQUITY INTEREST IN THE OWNER OF THE PHASE 3 FACILITY ON  
THE MISSION PARDEE HEALTH CAMPUS AND IMPROVEMENTS TO THE HOSPITAL'S  
AMBULATORY SERVICES FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT  
OBLIGATIONS TO BE EXECUTED AND DELIVERED IN FISCAL YEAR 2016**

**WHEREAS**, the Board of Directors (the "*Board*") of Margaret R. Pardee Hospital (the "*Hospital*") has determined that it is in the best interests of the Hospital to incur capital expenditures in connection with (1) various facility and parking improvements for the Hospital's Comprehensive Cancer Center, (2) the acquisition of a 30% ownership interest in the limited liability company that owns the Phase 3 Facility located on the Mission Pardee Health Campus and (3) various improvements to the Hospital's ambulatory services, all for the Hospital's use (collectively, the "*Projects*");

**WHEREAS**, the Hospital presently intends, at one time or from time to time, to finance all or a portion of the costs of the Projects with proceeds of tax-exempt obligations to be executed and delivered by the County of Henderson, North Carolina (the "*County*") on the Hospital's behalf (the "*Obligations*"), and the Hospital reasonably expects the County to execute and deliver the Obligations to finance, or to reimburse itself or the Hospital for, all or a portion of the costs of the Projects; and

**WHEREAS**, the Hospital desires to proceed with the Projects, and the Hospital or the County will incur and pay certain expenditures in connection with the Projects prior to the date of execution and delivery of the Obligations (the "*Original Expenditures*"), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the Hospital intends, and reasonably expects, to be reimbursed or to have the County reimburse itself for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of Margaret R. Pardee Hospital as follows:

Section 1. ***Official Declaration of Intent.*** The Hospital presently intends, and reasonably expects, to be reimbursed or to have the County reimburse itself for the Original Expenditures incurred and paid by the Hospital or the County on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The Hospital reasonably expects the County to execute and deliver the Obligations to finance all or a portion of the costs of the Projects, and the maximum principal amount of Obligations expected to be executed and delivered by the County to pay for all or a portion of the costs of the Project is \$12,000,000.

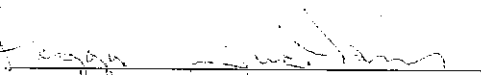
Section 2. ***Compliance with Regulations.*** The Board adopts this Resolution as a declaration of the Hospital's official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the Hospital's intent to be reimbursed or to have the County reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. ***Itemization of Capital Expenditures.*** The Hospital's Chief Financial Officer, with advice from special counsel and in consultation with the County's Finance Officer, is hereby authorized, directed and designated to act on behalf of the Hospital in determining and itemizing all of the Original Expenditures incurred and paid by the County or the Hospital in connection with the Projects during the

period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. *Effective Date.* This Resolution is effective immediately on the date of its adoption.

Adopted and approved this 26<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
Peggy Judkins  
Secretary of the Board of Directors  
Margaret R. Pardee Hospital

# **Economic Assessment Report of Henderson County NC**

September 2015



Prepared for:  
**Henderson County Board of Commissioners**



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## Introduction

The *Economic Assessment Report of Henderson County* is an objective analysis of the characteristics and trends of the County economy. The report is designed to support knowledgeable decision making.

The report is presented in five main sections. Each section takes an in-depth examination of a particular facet of the economy, yet recognizes that there is a significant amount of overlap between the facets.

The five sections:

**Demographics**-who is Henderson County? What are the important population trends and characteristics of County residents?

**Income & Average Wage**-how has the County's income and average wage grown, and how does that growth compare to the state and nation?

**Employment**-where do County residents work and how much are they paid? Where are new jobs being added? In what areas does the County specialize?

**Business-Personal Property Values by Industry** –what are the fiscal contributions of industry sectors in the County?

**Key Economic Activities & Impacts**-how does five of the County's major activities impact the economy, and how do they each compare to one another?

## Highlights

### Demographics

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- Henderson County has experienced unbroken population growth for over four decades, and is projected to continue a similar trend for at least the next fifteen years.
- Net population growth is driven entirely from in-migration; primarily from within the U.S.
- Henderson County's median age at 46.1 years is 8.3 years above the state and 8.7 years above the nation.
- Relative to the state and nation, the County is under represented in age groups below age 50, and over represented in age groups 59 and above.
- Despite new residents including a relatively higher proportion of older persons, more than half of the County's new residents are under the age of 35.
- Levels of educational attainment of Henderson County's resident population closely match levels in the state and nation.

### Income & Average Wage

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- At \$38,611, per capita income in the County is on par with the statewide figure, yet 16 percent below the nation.
- After adjusting for inflation, per capita income increased by \$1,784 or 6.2 percent over the last ten years. The net increase is 1.3 percentage points greater than the statewide increase, but lags the nation by two percent.

- Personal government transfers, namely Social Security and Medicare, are playing a greater role in the County's total income, presently accounting for 24 percent of all income.
- As of 2013, Henderson's County's average annual wage equaled \$35,929; 24 percent below the state and 39 percent below the nation.
- After adjusting for inflation, the County's average annual wage has decreased by \$764 or 2.6 percent over the last ten years.

### Employment

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#### Total Employment

- As of 2013, more of Henderson County's resident workers out-commuted for employment than worked in the County. Additionally, nonresident in-commuting workers outnumbered resident workers employed in the County.
- As of 2013, 55.3 percent of Henderson County residents were either employed or looking for a job. The proportion is 7.8 percentage points below the state, and 8.5 percentage points below the nation
- Total employment in the County peaked in 2008 and is presently still 2,101 jobs or 5.7 percent lower.
- The unemployment rate in Henderson County averaged 4.6 percent over the last twelve months, which is more than a percentage point below the state and nation. The rate has been steadily declining since a peak in early 2010.



### Business Employment & Industry Wages

- In terms of size, four businesses are dominant in Henderson County's economy, together they account for 57 percent of all jobs:
  - *Health Care* 5,843 jobs, 17 percent
  - *Manufacturing* 5,312 jobs, 15 percent
  - *Retail Trade* 4,932 jobs, 14 percent
  - *Accommodations & Food Services* 3,886 jobs, 11 percent.
- Six major business types are locally specialized; having a high relative concentration of employment. In order of specialization:
  - *Agriculture Support*
  - *Manufacturing*
  - *Retail Trade*
  - *Accommodations & Food Service*
  - *Arts, Entertainment & Recreation*
  - *Health Care*

- Over the last five years job growth has been led by *Accommodations & Food Services*, adding 484 jobs, up 14 percent, and responsible for one-quarter of the County's job creation.
- Other major job creators are *Health Care* up 420 jobs, and *Manufacturing* up 256 jobs
- Of the three largest job creators; the average weekly wage in *Accommodations & Food Services* is 56 percent below the County average. Both *Health Care* and *Manufacturing* have wages above the County average; 42 and 23 percent above respectively.
- Among 22 occupational groups in Henderson County, seven groups have a high degree of local specialization, generally mirroring industry specialization. The top four in order of specialization:

- *Farming & Forestry*
- *Healthcare*
- *Production*
- *Food Preparation & Serving*

### Workforce Demographics

- The recession severely impacted male employment in the County, with losses more than double those experienced by females. Since 2011 job gains by males have outpaced female gains, but the relative proportion remains historically low.
- Net employment gains have been led entirely by workers over the age of 55 in Henderson County.
- Over the last ten years, workers with a level of education of *Some college or Associate degree* has overtaken workers with a *High school degree* to comprise the single largest employed educational category in the County.

### Job Demand

- The *Health Care* and *Retail* businesses comprised over half of all online advertised jobs for Henderson County; 31 and 21 percent respectively. *Manufacturing* comprised four percent of openings.
- Fifty-eight percent of all online advertised jobs required a *High school diploma* or equivalent or less. Positions requiring a *Bachelor's degree* comprised thirteen percent.
- Among the top 33 advertised occupations, twelve required post-secondary education, and of those two did not have existing area programs; *Physicians* and *Occupational Therapists*.



## Key Economic Activities & Impacts

### Business-Personal Property Values by Industry

The *Manufacturing* sector accounted for \$606.3 million, or 60.7 percent of total FY 2015 Business-Personal Property value in the County. No other industry accounted for more than five percent of the total.

A comparison of the one-year change in total Business-Personal Property values from FY 2014 shows *Manufacturing* responsible for an increase of \$79.6 million; nearly double the total increase from the remaining sixteen industry sectors that experienced growth. Two sectors, *Retail Trade* and *Finance & Insurance*, declined in total Business-Personal Property value over the period.

### Key Economic Activities & Individual Economic Impacts

Five key Henderson County economic activities were analyzed independently and measured for their full local economic impacts.

Together the analyses provide a unique means to objectively compare the economic impacts of each activity. The results provide a straightforward and quantifiable benchmark from which to value the economic contributions of each activity specifically to Henderson County.

*Manufacturing* activities contributes the most total and supported jobs, has the highest wages-both direct and supported, and has the top job multiplier. *Health Care*, *Agri-business*, and *in-migration* all share the same job multiplier; 0.5. Supported job wages are higher than direct job wages in both *Agri-business* and *Tourism*.

As summary of results:

	Jobs		Total	Direct	Weekly Wage (weighted)	
	Direct	Supported			Supported	Average
Manufacturing	5,669	4,652	10,321	\$965	\$711	\$850
Health Care	5,843	3,070	8,913	\$852	\$634	\$777
Agri-business	2,923	1,349	4,272	\$515	\$644	\$556
Tourism	2,506	667	3,173	\$367	\$634	\$423
In-Migration (annual)	506	276	782	\$672	\$623	\$657

In terms of total tax dollars generated, *Manufacturing* has the greatest impact, with a total annual estimated contribution of \$267.9 million; \$122.4 million in State & Local taxes and \$145.5 million in Federal taxes. *Health Care* has the second largest total tax contribution of \$135.1 million, followed by *Agri-Business* at \$66.5 million and *Tourism* at \$32.9 million. In-migration contributes \$6.7 million in taxes annually.

As a proportion of the total estimated taxes generated by Henderson County's economy, *Manufacturing* is the top contributor among the five key activities; responsible for 26 percent of the total; and nearly a third of all State & Local taxes.



# Demographics

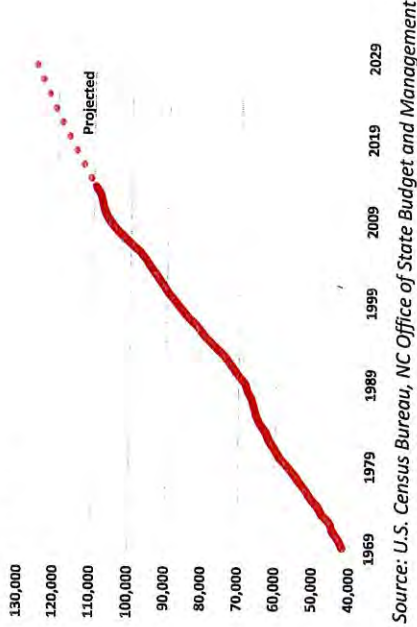
The *Demographics* section looks at who Henderson County is. The section examines important population trends and characteristics of County residents.

## Population Trends

According to the US Census Bureau, as of 2014 the population of Henderson County totaled 111,149. This represents an increase of 1,618 persons over 2013; but more significantly continues an unbroken stream of yearly population growth dating back to at least 1970 (Figure 1), the year in which annual population figures first began to be published. Of North Carolina 100 counties, only 18 others have experienced a similar trend of uninterrupted population growth over the preceding 44 years. Unsurprisingly, the North Carolina Office of State Budget and Management (NCOSBM) projects population growth in the County to continue at a similar trend for the next 15 years.

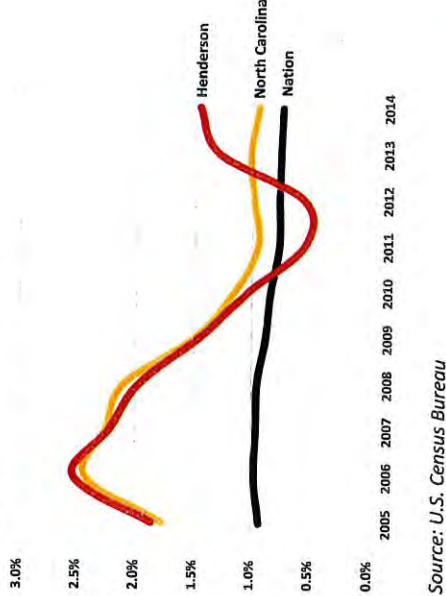
Henderson County's 2014 annual rate of population growth reached 1.5 percent in 2014; outpacing both the state (1.0%) and nation (0.7%). Following the most recent recession (ending in mid-2009), the County's rate of population growth dropped to a low of 0.6 percent in 2012, but has climbed in the two subsequent years (Figure 2). The County experienced a pre-recession peak in 2006 at 2.5 percent; the highest growth rate since 1997. Over the last ten years the rate of population growth has averaged 1.5 percent (Table 1). NCOSBM projects population growth to continue at an average annual pace of 0.9 percent for the next 15 years.

**Figure 1**  
Henderson County  
Total Population



Source: U.S. Census Bureau, NC Office of State Budget and Management

**Figure 2**  
Annual Population Growth Rates



Source: U.S. Census Bureau



**Table 1**  
Annual Population Growth Rates

	2014 Population	10-year Average Rate	5-year Average Rate	15-year Projected Average Rate
<b>Henderson</b>	111,149	1.5%	1.0%	0.9%
<b>North Carolina</b>	9.9 mil	1.5%	1.0%	1.0%
<b>Nation</b>	318.8 mil	0.9%	0.8%	0.8%

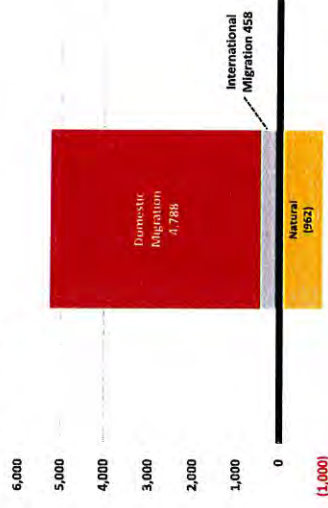
Source: U.S. Census Bureau, NC Office of State Budget and Management

Population change is derived from three sources: natural (births over deaths), domestic and international migration. Over the most recent 2010 to 2014 period Henderson County's population growth was due overwhelmingly to net domestic in-migration; 91 percent of the increase (Figure 3). Net international in-migration accounted for the remaining nine percent. Natural change was responsible for a net loss of 962; that is the County experienced 962 more deaths than births.

Nationwide, only eleven percent of all 3,142 U.S. counties share Henderson's mix of net growth driven solely from in-migration.

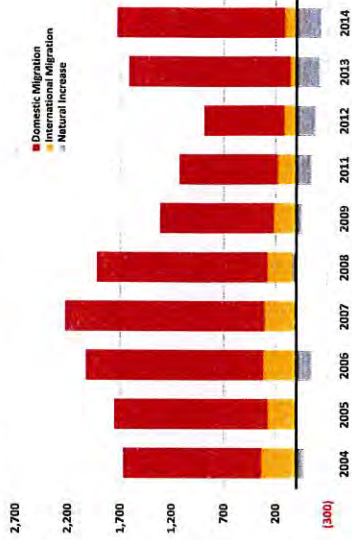
The role of domestic in-migration as the chief source of population change in the County is confirmed with an examination of the ten most recent years of data (Figure 4). Over the last five years, natural losses have expanded, consistent with an aging population that is attracting a slightly older demographic group, which is detailed further in this report.

**Figure 3**  
Net Source of Population Change (2010-2014)  
Henderson County



Source: U.S. Census Bureau

**Figure 4**  
Annual Source of Population Change\*  
Henderson County



\*No estimate conducted for year 2000

Source: U.S. Census Bureau

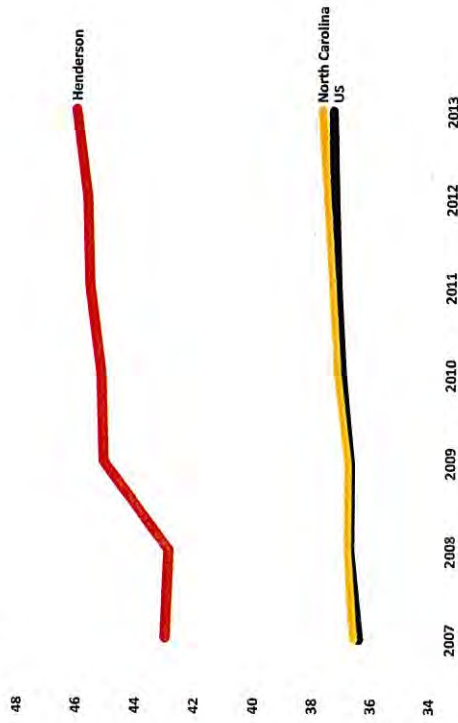


## Population Characteristics

Henderson County's median age stood at 46.1 years in 2013; 8.3 years above the state and 8.7 years above the nation (Figure 5). The rise of the median age and gap from state and nation has grown over the previous six previous years.

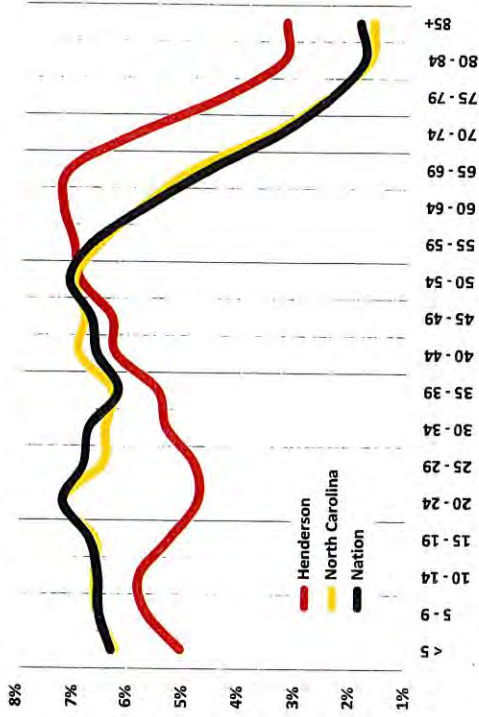
A closer examination of particular age groups relative to the state and nation shows Henderson County is under represented in all age groups below age 50-54, and over represented in all age groups 55-59 and above (Figure 6). The widest under representation is age group 20-24, which is roughly 2.4 percentage points lower than the state and nation. And the widest over representation is age group 65-69, 2.6 percentage points higher.

**Figure 5**  
Median Age



Source: U.S. Census Bureau, moving 3-year estimates

**Figure 6**  
Age Groups by Percent of Total Population- 2013



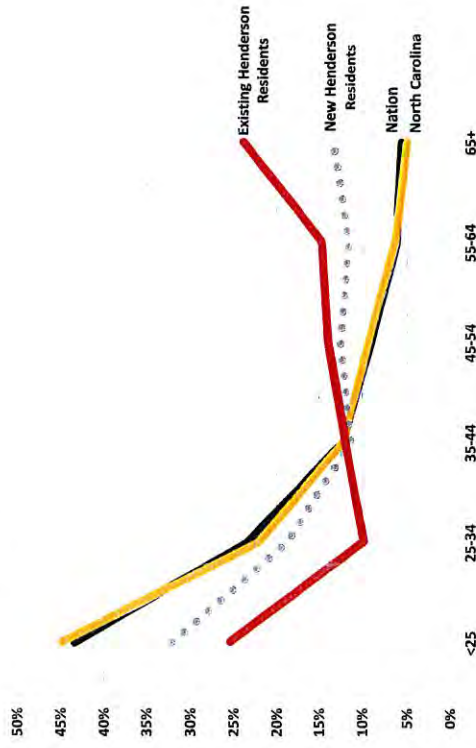
Source: U.S. Census Bureau

Considering the higher relative proportion of older residents and immigration's singular role in population growth; the age composition of new residents into the County was compared to existing residents, the state and nation. New residents and existing residents share a similar general distribution; the proportion in age groups under ages 35-44 are lower than the state and nation, and the proportions over ages 35-44 are higher in age (Figure 7).

However, it should be noted that age groups gaps among new residents and the state and nation are not as wide as the gaps in the existing resident population. For example, 19 percent of new residents are in age group 25-34, which is just three percentage points below the state and nationwide proportion; but is nine percentage points above Henderson's existing resident population.

This finding challenges the perception that Henderson County's population growth is driven primarily by retirees (ages 65 and older). While proportionally biased to older age groups, there is still significant new resident attraction among younger age groups. Another simpler way to express this is that more than half (51 percent) of the County's new residents are under the age of 35.

**Figure 7**  
Age Groups & New Residents  
2009-2013 Estimates

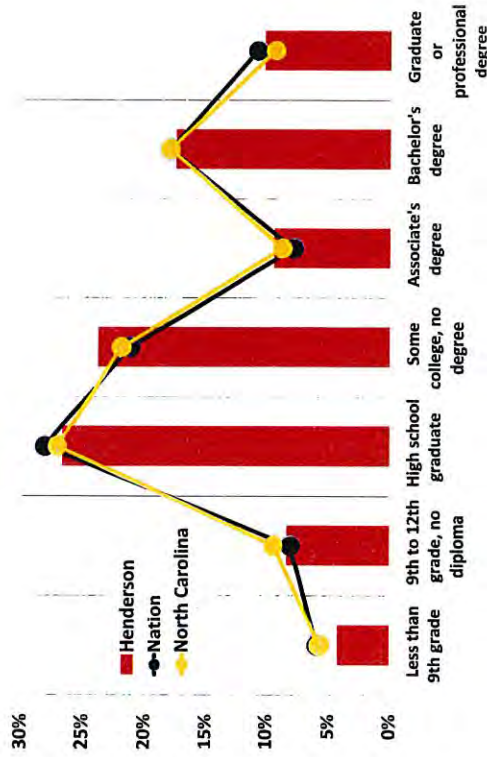


Source: U.S. Census Bureau

Levels of educational attainment of Henderson County's resident population, ages 25 year and older, closely match levels in the state and nation (Figure 8 and Table 2). There is a slight two and one-half percentage point local strength in the relative proportion of

residents who have attained "Some college, no degree." At this very general level of analysis, educational attainment is not a distinguishing asset or liability for the County.

**Figure 8**  
Education Attainment by Percent of Total Population (age 25+)  
2009-2013 Survey



Source: U.S. Census Bureau



**Table 2**  
**Education Attainment by Percent of Total Population (age 25+)**  
**2009-2013 Survey**

	Henderson		North Carolina		Nation
	#	%			
Less than 9th grade	3,309	4.2%	5.7%	5.9%	5.9%
9th to 12th grade, no diploma	6,539	8.3%	9.4%	8.0%	8.0%
High school graduate	20,956	26.6%	27.0%	28.1%	28.1%
Some college, no degree	18,750	23.8%	21.9%	21.2%	21.2%
Associate's degree	7,406	9.4%	8.7%	7.8%	7.8%
Bachelor's degree	13,787	17.5%	18.0%	18.0%	18.0%
Graduate or professional degree	8,036	10.2%	9.3%	10.8%	10.8%

Source: U.S. Census Bureau

Among major racial categories, Henderson County comprises a higher relative proportion of those classifying themselves as "White" than in the state or nation (Table 3). Similarly the County has lower relative proportions of residents among the four remaining major racial classifications.

In terms of ethnicity,<sup>1</sup> Henderson County's 10,743 Hispanics represent 9.8 percent of the population, which is .09 percentage points greater than the statewide proportion, yet 7.3 percentage points below the nationwide share (Table 4).

<sup>1</sup> Ethnicity refers to cultural factors, while racial definitions are based on physical characteristics.

**Table 3**  
**Race Composition - 2013**

	White	Black or African American	American Indian/Alaska Native	Asian	Native Hawaiian/Pacific Islander
<b>Henderson (#)</b>	101,957	3,632	738	1,185	189
<b>Henderson (%)</b>	93.1%	3.3%	0.7%	1.1%	0.2%
<b>North Carolina</b>	71.7%	22.0%	1.6%	2.6%	0.1%
<b>Nation</b>	77.7%	13.2%	1.2%	5.3%	0.2%

Source: U.S. Census Bureau

**Table 4**  
**Hispanic Proportion - 2013\***

	Hispanic Origin
<b>Henderson (#)</b>	10,743
<b>Henderson (%)</b>	9.8%
<b>North Carolina</b>	8.9%
<b>Nation</b>	17.1%

\*Hispanic origin can be heritage, nationality, lineage, or country of birth. People who identify as Hispanic may be any race.

Source: U.S. Census Bureau

Henderson County's gender mix is similar to the statewide composition; women comprising roughly three percent more of the total population than men (Table 5). Nationwide the difference is closer to two percent.



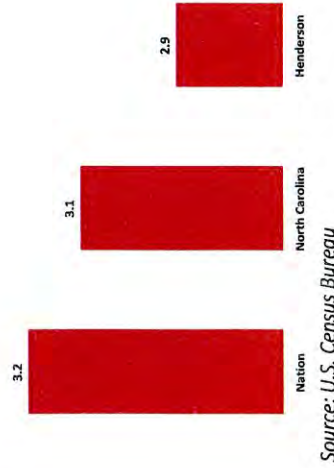
**Table 5**  
Gender Composition - 2013

	Female	Male
<b>Henderson (#)</b>	56,576	52,964
<b>Henderson (%)</b>	51.6%	48.4%
<b>North Carolina</b>	51.3%	48.7%
<b>Nation</b>	50.8%	49.2%

Source: U.S. Census Bureau

At 2.9 persons, the average family size in Henderson County is 0.2 persons lower than the statewide average and 0.3 persons lower than the nationwide average (Figure 9). Married-couple family households comprise 55 percent of all households in the County, six percentage points greater than the state and nation (Figure 10). And single person households comprise 12 percent of households, which is six percentage points less than the state or nation.

**Figure 9**  
Average Family Size  
2009-2013 Survey



**Figure 10**  
Households by Type  
2009-2013 Survey



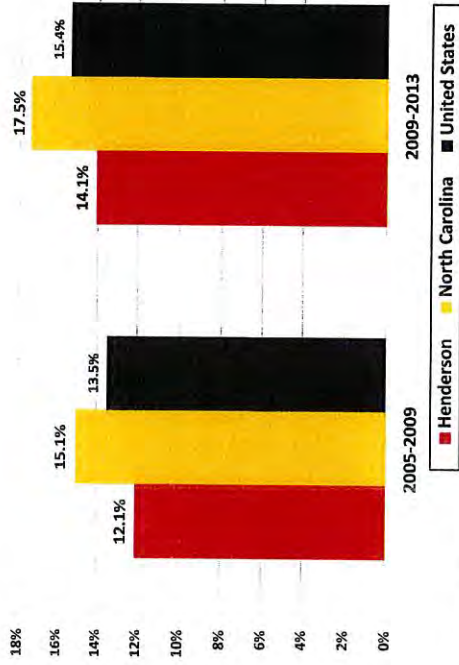
In the most recent 2009-2013 survey, the percent of Henderson County's population living below the poverty level is 14.1, or 14,975 persons (Figure 11).<sup>2</sup> This is an increase from 12.1 percent in the earlier 2005-2009 survey, which represented 11,834 persons living below the poverty level. The County's poverty rate is below both the statewide and national rates; 17.5 and 15.4 percent respectively in the most recent survey.

<sup>2</sup> Poverty levels vary according to household size and age of children.





**Figure 11**  
**Percent of Population Living Below Poverty Level**  
**2009-2013 Survey**



Source: U.S. Census Bureau

## Income & Average Wage

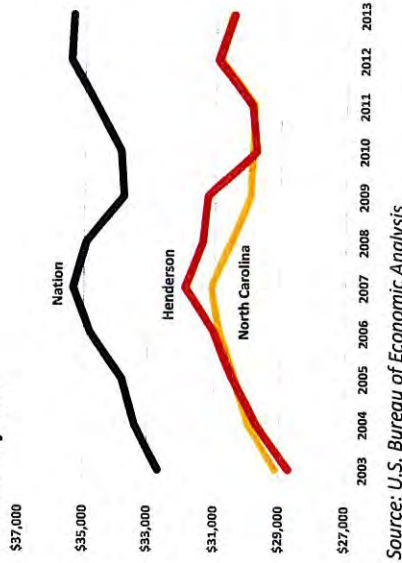
The *Income & Average Wage* section looks at how Henderson County's income and average wage has grown and how that growth compares to the state and nation.

Per capita income (PCI) is a broad measure of income, including wages, proprietor's income, investment income and personal government transfers. Per capita income is often used as an

indicator of consumers' purchasing power and of the economic well-being of the residents of an area. PCI is measured by place of residence, not place of work. Henderson County workers traveling outside the County for employment are included in the PCI results.

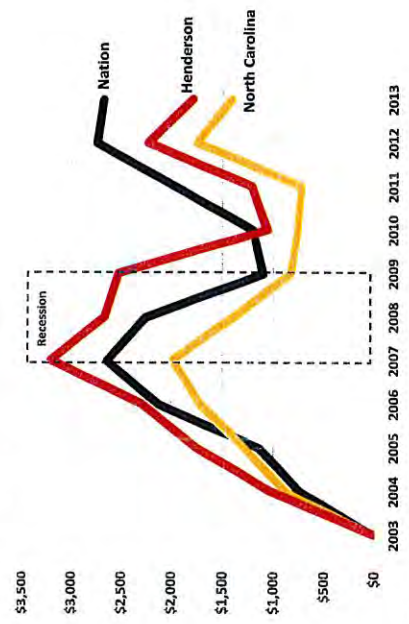
As of 2013, Henderson's County's PCI equaled \$38,611; less than a percent below the statewide PCI figure, and 16 percent below the national PCI. After adjusting for inflation, the County's PCI has increased by \$1,784 or 6.2 percent over the last ten years (Figures 13, 13 Table 6). The net increase is 1.3 percentage points greater than the statewide increase, but lags the nation by two percent.

**Figure 12**  
**Per Capita Income**  
**Inflation Adjusted**



Source: U.S. Bureau of Economic Analysis

**Figure 13**  
**Per Capita Income**  
**2003-2013 Net Change (2013 = 0)**  
**Inflation Adjusted**



Source: U.S. Bureau of Economic Analysis

**Table 6**  
**Per Capita Income**

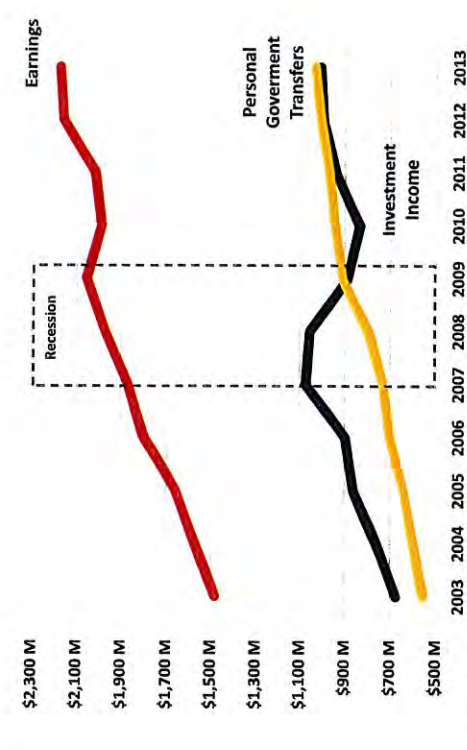
	2013	10 year inflation adjusted change
Henderson	\$38,611	\$1,784 6.2%
North Carolina	\$38,683	\$1,416 4.9%
Nation	\$44,765	\$2,680 8.2%

Source: U.S. Bureau of Economic Analysis

Among the sources of total income in 2013, earnings (wages, salaries and proprietor's income) comprises 52 percent of the total, with the remainder split equaling between investment income and personal government transfers (Figure 14). Over the last decade, personal government transfers has grown from 20 percent of the

County's income to its present 24 percent, while earnings dropped three percent and investment income by one percent (Figure 15). Among the three sources, personal government transfers were not notably impacted by the most recent recession.

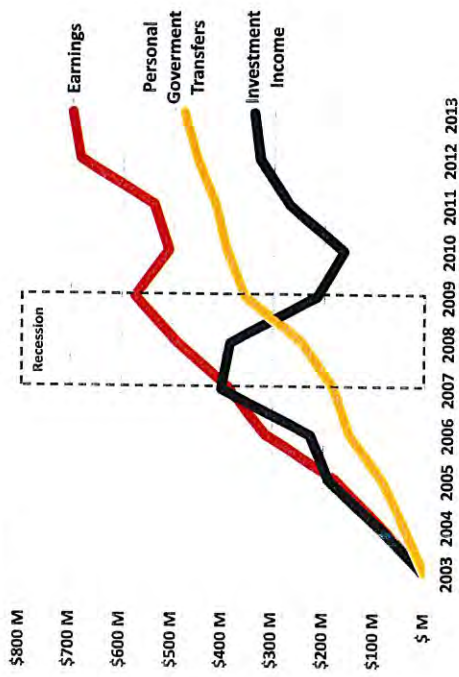
**Figure 14**  
**Sources of Total Income**  
**Inflation Adjusted**  
**Henderson County**



Source: U.S. Bureau of Economic Analysis



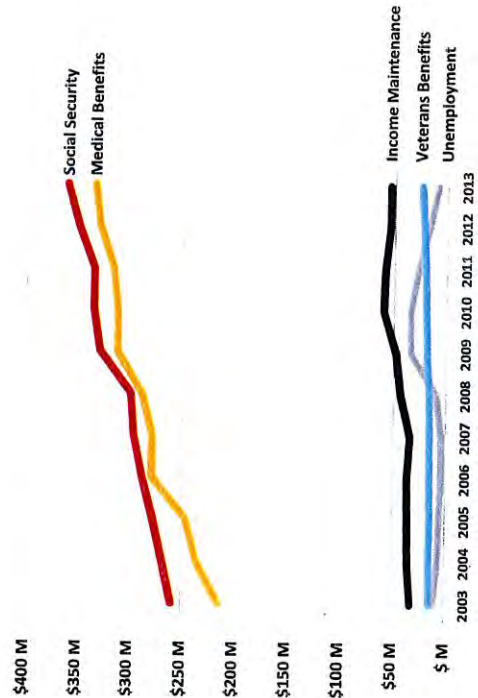
**Figure 15**  
Sources of Total Income  
2003-2013 Net Change (2013 = 0)  
Inflation Adjusted  
Henderson County



Source: U.S. Bureau of Economic Analysis

A closer examination of personal government transfers shows the significant roles of Social Security and Medical Benefits (primarily Medicare), which together account for 85 percent of all personal government transfers into the County (Figure 16). Overall, Social Security and Medical Benefits contribute 17 percent of the County's total income.

**Figure 16**  
Personal Government Transfers  
Inflation Adjusted  
Henderson County

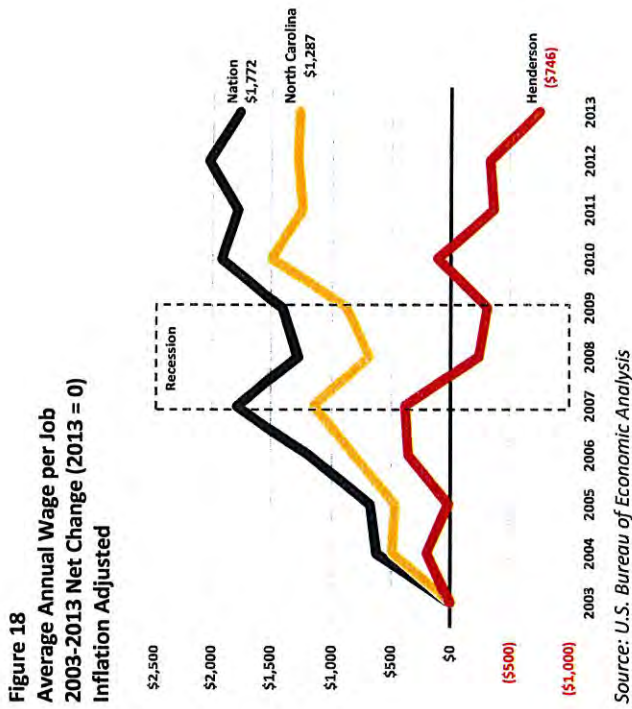
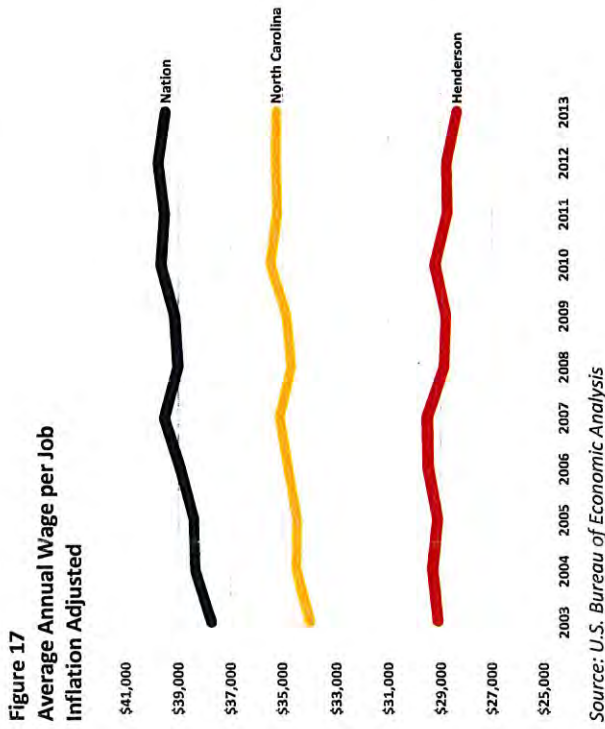


Source: U.S. Bureau of Economic Analysis

Average annual wage per job is simply total wages and salaries divided by the number of wage and salary jobs in the County. Unlike PDI, average annual wage per job figures are measured by place of work, not residence. The numbers provide a relative gauge of job quality of employment within the County, although nonresidents working in the County are also included.



As of 2013, Henderson's County's average annual wage (AAW) equaled \$35,929; the figure is 24 percent below the state and 39 percent below the nation. After adjusting for inflation, the County's AAW has decreased by \$764 or 2.6 percent over the last ten years (Figures 17, 18 and Table 7). Over the same period the statewide AAW increased by 3.8 percent and nationally by 4.7 percent. Because AAW only measures employed persons, the changes in overtime and between geographies is chiefly due to changes in industrial composition.



**Table 7**  
Average Annual Wage per Job

	2013	10 year inflation adjusted change
Henderson	\$35,929	(\$746) -2.6%
North Carolina	\$44,656	\$1,287 3.8%
Nation	\$50,012	\$1,772 4.7%

Source: U.S. Bureau of Economic Analysis



# Employment

The *Employment* section examines the different facets of working in Henderson County.

## Worker Flows

Understanding worker flows is critical to correctly interpreting Henderson County's employment and industry trends. Nearly all state and Federal statistical agencies measure employment by place of work. Because employment data is mostly reported by employers, these agencies generally disregard where the employees actually live. For data for a nation or even state the differences in live and work locations is typically not significant to outcomes. However at a county level, counting jobs only by place of work can lead to missing major employment trends as resident workers commute outside the county for employment, and nonresident workers commute into the county for employment.

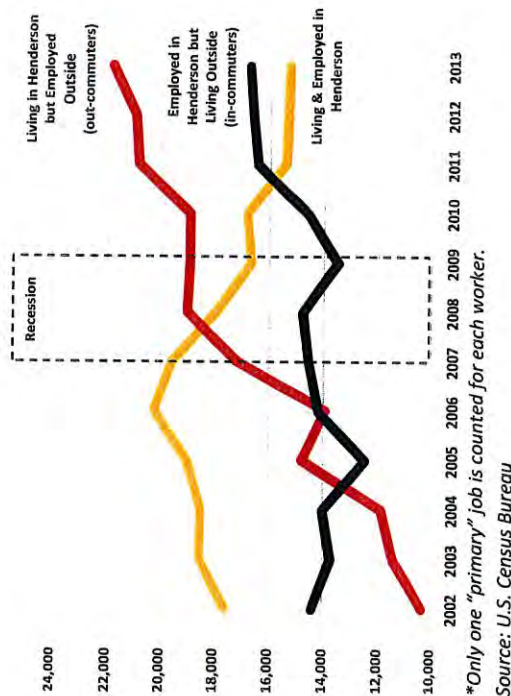
The U.S. Census Bureau recently developed a program for matching employer records with personal administrative records. Data from the program enables linking a worker's place of employment to place of residence. Data are available for years 2002 to 2013.

As of 2013, more of Henderson County's resident workers out-commuted for employment than worked in the County (59 percent out-commute) (Figure 19, Table 8). Additionally, nonresident in-commuting workers outnumbered resident workers employed in the County (52 percent of in-County employment).

Oddly, due to shifting worker flows, the number of Henderson residents employed increased over the 2002 to 2013 period (up 9,217 jobs or 33 percent), while the number of persons employed in the County remained essentially flat (up 99 jobs or 0.3 percent), despite a significant increase in in-commuting (up 2,272 jobs or 16.5 percent).

Going forward in this assessment, most employment measures will be by place of employment; which ignores resident out-commuting.

**Figure 19**  
**Worker Flows\***  
**Henderson County**



**Table 8**  
Worker flows

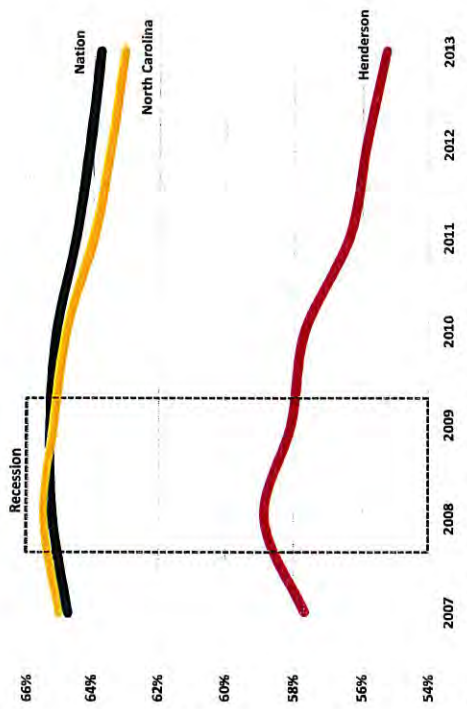
	2013	2002-2013 change
Living & Employed in Henderson	15,338	-2,273 -12.9%
Living in Henderson but Employed Outside (out-commuters)	21,833	11,490 111.1%
Employed in Henderson but Living Outside (in-commuters)	16,786	2,372 16.5%

Source: U.S. Census Bureau

### Labor Force Participation

As of 2013, 55.3 percent of Henderson County residents over the age of 15 were either employed or looking for a job. The proportion is 7.8 percentage points below the state, and 8.5 percentage points below the nation (Figure 20). Labor force participation has declined in every year since 2008.

**Figure 20**  
Labor Force Participation  
Ages 16+



Source: U.S. Census Bureau, moving 3-year estimates

### Total Employment

As of the second quarter of 2014, total employment in Henderson County equaled 34,891 (Figure 21). Total employment peaked in 2008 and is presently 2,101 jobs or 5.7 percent lower.

Beginning in August 2010, the County experienced nearly unbroken monthly year-to-year job growth, at an average annual pace of 1.6 percent (Figure 22). For most of 2013 and early 2014 job growth in Henderson County outpaced the state and nation. In the most



recent six months of data, April 2014 to September 2014, the pace turned negative, averaging -0.9 percent or 313 fewer jobs.

The unemployment rate in Henderson County averaged 4.6 percent over the last twelve months, which is more than a percentage point below the state and nation (Figure 23). The rate has been steadily declining since a peak in early 2010.

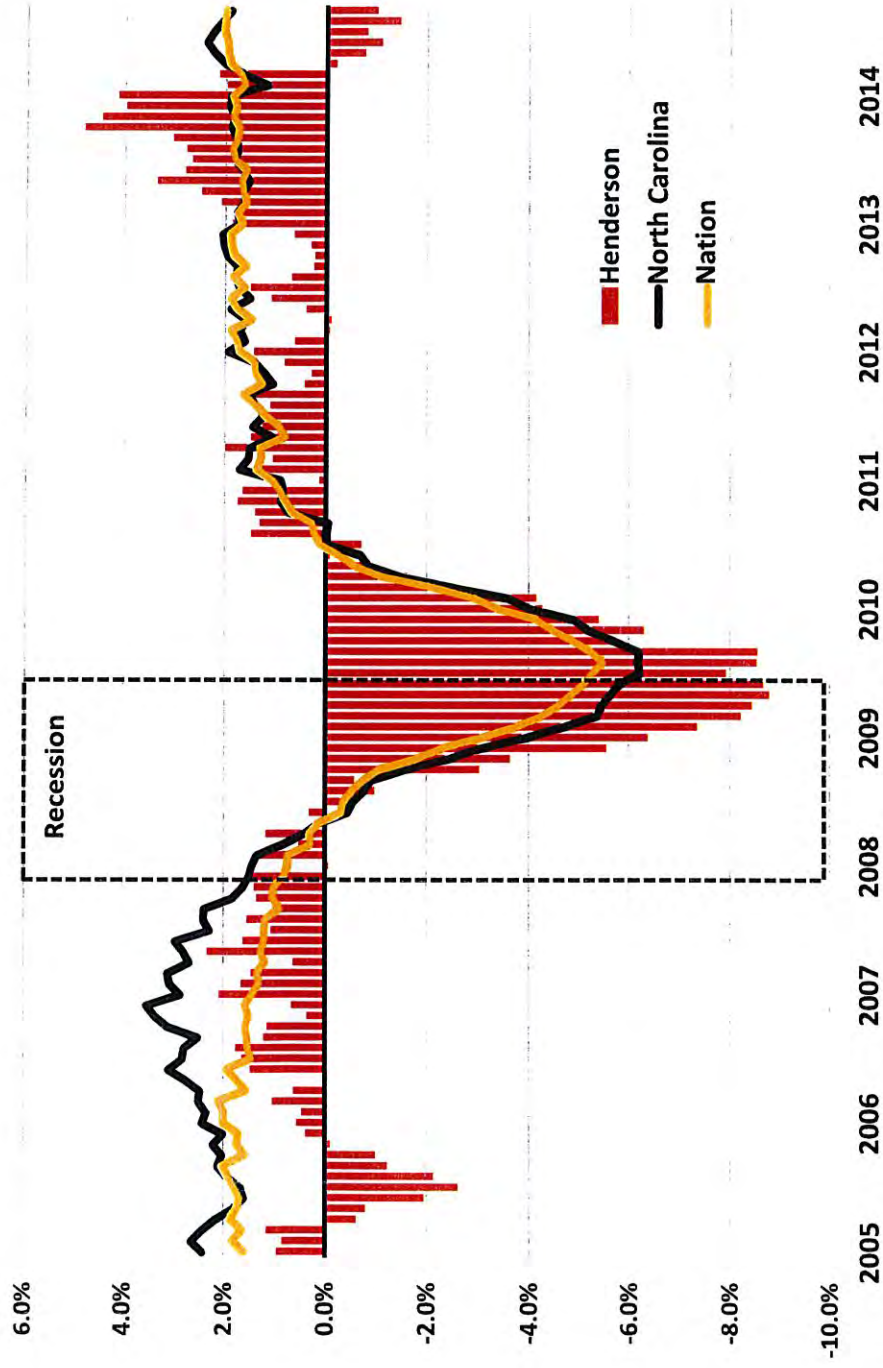
**Figure 21**  
**Total Employment**  
**Henderson County**



Source: North Carolina Department of Commerce, 2<sup>nd</sup> quarters



Figure 22  
 Employment Change  
 Monthly Year-Over-Year

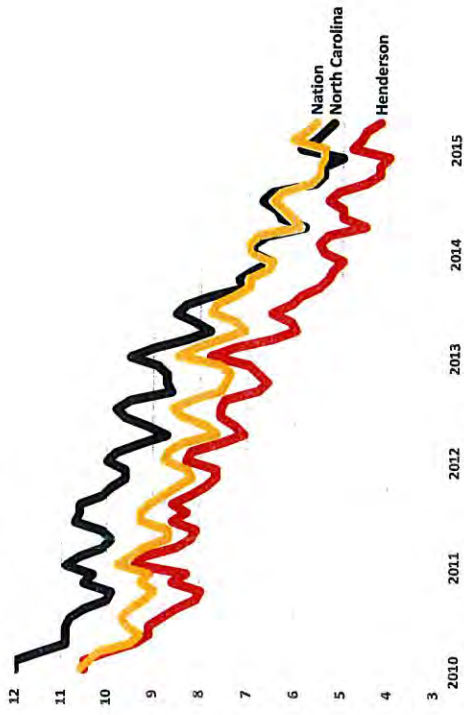


Source: US Bureau of Labor Statistics





**Figure 23**  
Unemployment Rate (%)



Source: North Carolina Department of Commerce

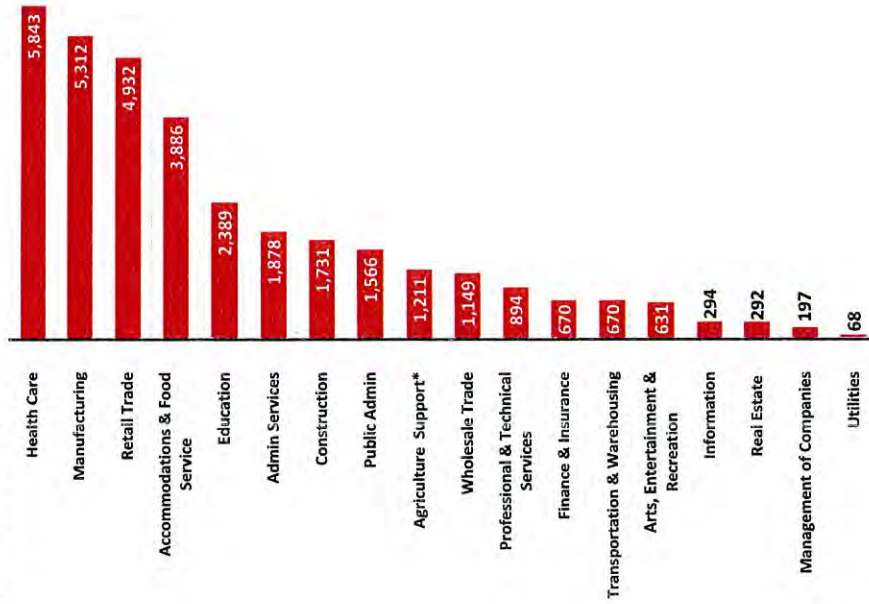
### Business Employment & Wages

In terms of total employment, four businesses are dominant in Henderson County's economy (Figure 24). Each represents more than ten percent of the County's employment, and together they account for 57 percent of all jobs. At 5,843 jobs, *Health Care* is the largest business, 17 percent of the total; while *Manufacturing*, which employs 5,312, is a close second at 15 percent. *Retail Trade* employs 4,932 and accounts for 14 percent of total employment. And finally, the *Accommodations & Food Services* industry employs 3,886, which represents 11 percent of all jobs in the County.

In some business classification arrangements *Accommodations & Food Services* is combined with *Arts, Entertainment & Recreation* to form a *Leisure & Hospitality* industry sector. Using this format, Henderson County's *Leisure & Hospitality* business would total 4,517 jobs, rank fourth largest and employ 13 percent

*Agriculture* employment is treated differently by state and Federal agencies due to dissimilarities from other businesses in employee reporting and seasonality of operations. Employment is reported for *Agriculture Support*, which includes supporting activities such as soil preparation, machine harvesting and labor contracting. Henderson County has 1,211 jobs in *Agriculture Support*. However, employment at many farms, greenhouses and ranch operations are not included. According to the most recent *Census of Agriculture*, in 2012 there were 468 farms in the County, comprising 35,752 acres. In the *KEY ECONOMIC ACTIVITIES* section an assessment of the local agriculture sector is made using a variety of sources to obtain a more comprehensive view of the industry's economic impact.

**Figure 24**  
**Major Business Total Employment 2014**  
**Henderson County**



\* Does not include agricultural production.  
 Source: North Carolina Department of Commerce

Absolute business employment is an important indicator, yet it does not address whether the composition is comparable to other geographies. Are the particular business concentrations unique to Henderson County or do they simply mirror what might be observed nationwide?

To determine whether employment in a particular business is relatively greater in Henderson County, the Degree of Local Specialization (DLS) calculation was conducted.<sup>3</sup> Identifying Henderson County's DLS (higher proportion of employment in a particular business relative to the nation) is important for several reasons. Firstly, high specialization figures indicate the County is exporting those products or services outside its boundaries.<sup>4</sup> Exporting is the basis for wealth creation. Products or services not exported are limited in their growth potential by local demand and the inability to attract new dollars into the economy. Secondly, high specialization implies unique local conditions, expertise, skills, supporting institutions, production processes, etc. It indicates Henderson County has a competitive advantage in that particular economic activity.

At 3.5, Henderson County's business with the highest DLS is Agriculture Support (Figure 25 Table 9). Although the *Agriculture Support* classification does not fully capture total employment in

<sup>3</sup> The DLS calculation provides an index, where 1.0 is a proportion of business employment equal to the nation; less than 1.0 means the proportion is less than the nation, and greater than 1.0 means the proportion is greater than the nation. Locally specialized businesses are recognized when DLS index scores are above 1.0. For example, a score of 1.2 would show the local proportion of employment in a particular business is roughly 20 percent greater than the nation.

<sup>4</sup> Conceptually, specialization in tourism indicates an economy is "exporting" experiences, attractions or amenities to outsiders.



*Agriculture*, it does indicate the business overall is highly specialized. Next in terms of local specialization is *Manufacturing* with a DLS of 1.7. Of the remaining four businesses with DLS scores above 1.0; three are related to tourism (*Retail Trade, Accommodations & Food Service and Arts, Entertainment & Recreation*). Finally the *Health Care* industry displays high relative local specialization with a DLS score of 1.1.

**Table 9**  
**Business Employment Change & Average Weekly Wage**  
**Henderson County**

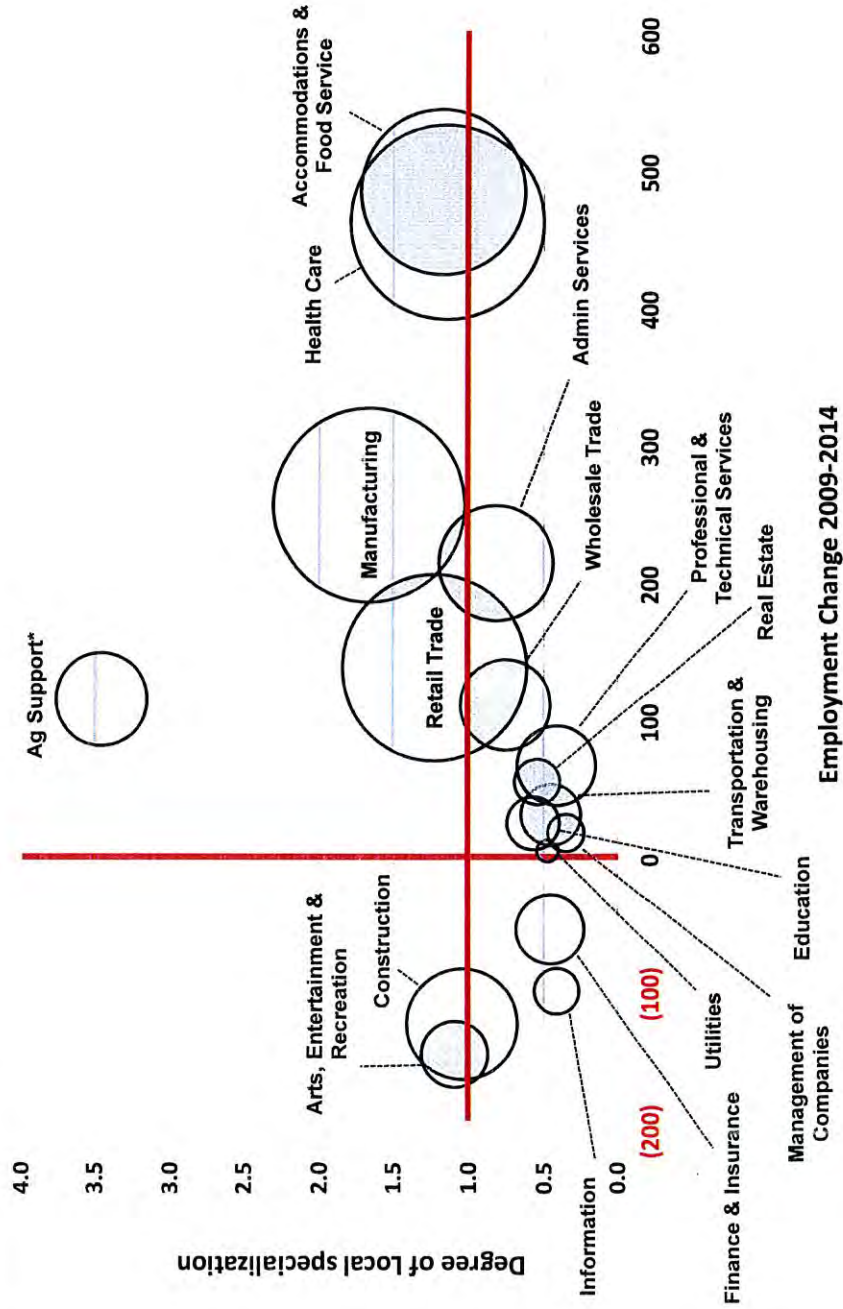
	Degree of Local Specialization	2014 Employment	Five-Year Change
Total Private Industries	-	30,356	1,583
<b>Rank by specialization</b>			
Agriculture Support*	3.5	1,211	115
Manufacturing	1.7	5,312	256
Retail Trade	1.2	4,889	138
Accommodations & Food Service	1.2	3,886	484
Health Care	1.1	5,843	420
Arts, Entertainment & Recreation	1.1	616	(143)
Construction	1.0	1,731	(121)
Administrative Services	0.8	1,868	214
Wholesale Trade	0.8	1,149	111
Education	0.6	396	25
Real Estate	0.5	292	55
Utilities	0.5	68	5
Finance & Insurance	0.5	670	(52)
Transportation & Warehousing	0.5	521	31
Information	0.4	294	(97)
Professional & Technical Services	0.4	894	67
Management of Companies	0.4	197	18

\* Does not include agricultural production

Source: North Carolina Department of Commerce, US Bureau of Labor Statistics



Figure 25  
Private Business Employment Change & Degree of Local Specialization  
Henderson County



Bubble size represents total employment as of 2014 3Q

\* Does not include agricultural production.

Source: North Carolina Department of Commerce, US Bureau of Labor Statistics



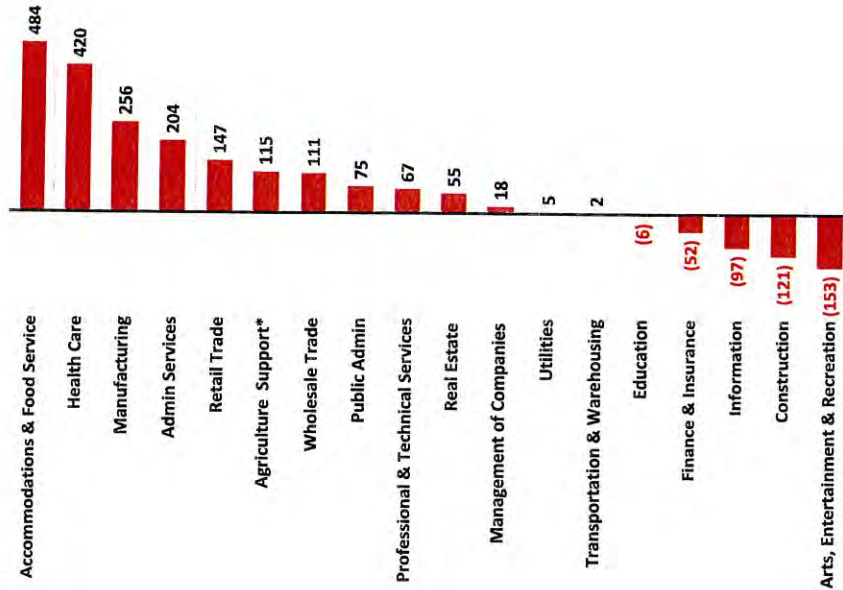
Net employment change by business is examined from 2009 to the most current 2014 data. By beginning in 2009 the measure intends to avoid core recession losses and capture current post-recession trends.

Of all eighteen business sectors, thirteen have experienced net job gains (Figure 26). Among growing businesses, *Accommodations & Food Services* has produced the most net new jobs, adding 484 jobs, up 14 percent, and responsible for one-quarter of the County's job growth. Following is *Health Care*, which has added 420 jobs, is up 8 percent, and accounts for 21 percent of the County's job growth. And *Manufacturing* grew by 256 jobs, is up 5 percent and is responsible for 13 percent of County job growth. Together these three businesses have produced 59 percent of net job growth.

As with the business concentration observed in the total employment numbers; job growth has also been concentrated in a handful of dominant businesses.

The *Admin (Administrative) Services* business ranked fourth in job creation by adding 204 jobs and bears description. The sector primarily provides services to other businesses such as temporary employment, recordkeeping, building maintenance and waste collection. Growth in this business is not unique to Henderson County and reflects a trend towards outsourcing nonessential business services.

**Figure 26**  
Major Business Employment Change 2009-2014  
Henderson County

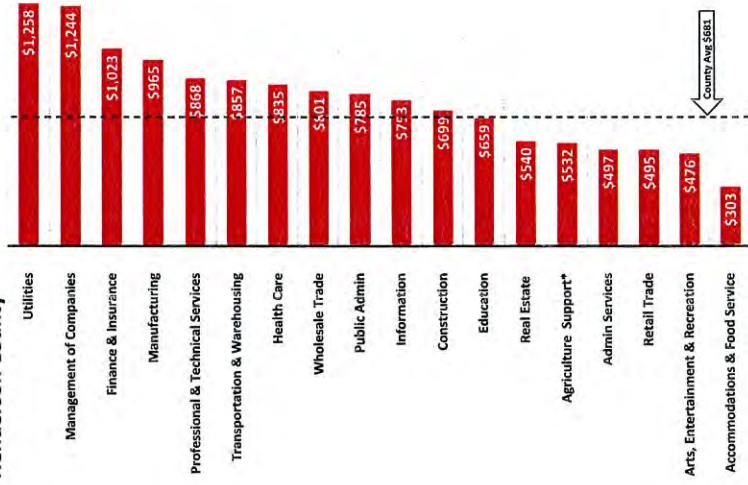


\* Does not include agricultural production.  
Source: North Carolina Department of Commerce



Average industry weekly wages range from a high of \$1,258 in Utilities to a low of \$303 in Accommodations & Food Service (Figure 27). Compared to the County's average of \$681, eleven businesses have higher wages, with the remaining seven lower.

**Figure 27**  
**Major Business Average Weekly Wage-2014**  
**Henderson County**

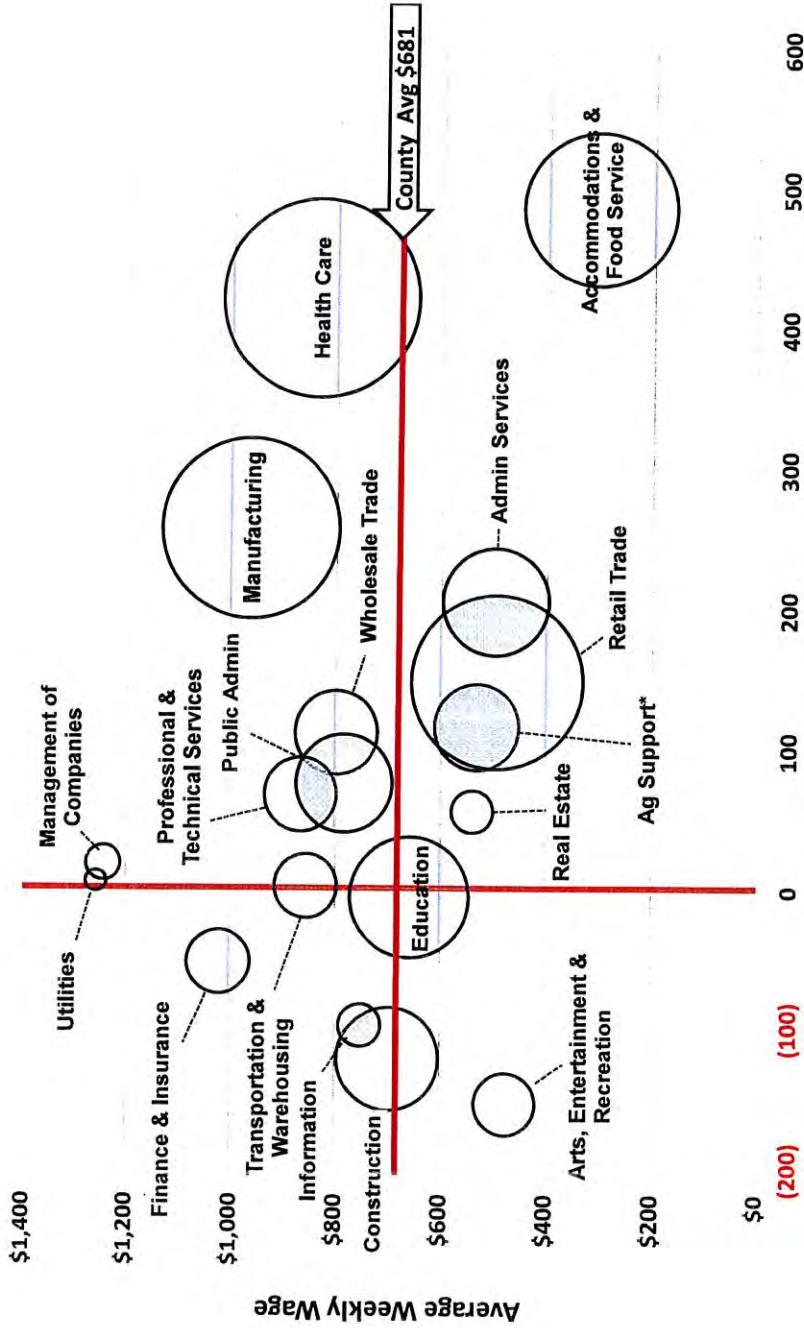


\* Does not include agricultural production.  
 Source: North Carolina Department of Commerce

Figure 28 intersects both business wages and business employment growth onto a single chart. The chart visually displays that employment growth in higher wage businesses has been led by Manufacturing and Health Care; and in lower wage businesses by Accommodations & Food Service and Admin (Administrative) Services. The average weekly wage in Accommodations & Food Services is 56 percent below the County average. While both Health Care and Manufacturing have wages above the County average; 42 and 23 percent above respectively.



Figure 28  
Business Employment Change & Average Weekly Wage  
Henderson County



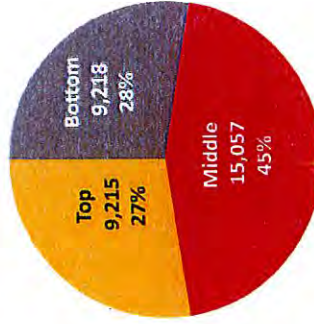
Bubble size represents total employment as of 2014 3Q

\* Does not include agricultural production.

Source: North Carolina Department of Commerce

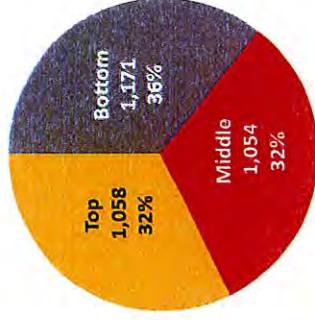
An analysis of County subsector business employment by wage quartiles shows that current wage distribution is relatively balanced and recent job gains have remained comparable. Total employment was separated into four wage quartiles according to 67 local business subsectors (the two middle quartiles were combined into a single 50 percent grouping to simplify the analysis). The results have the proportions of employment closely matching the respective quartiles; as exemplified by 27 percent of employment in the top 25 percent business wage quartile (Figure 29). Over the last five years, job gains in the County have trended slightly towards lower wage businesses; 36 percent of gains to the bottom wage quartile versus 32 percent to both the middle and top quartiles (Figure 30).

**Figure 29**  
**Total Employment by Industry Wage Quartile-2014**  
**Henderson County**



Source: North Carolina Department of Commerce

**Figure 30**  
**Five-Year Employment Gains by Industry Wage Quartile**  
**2009-2014 Henderson County**



Source: North Carolina Department of Commerce



As with businesses, employment can be examined by occupations. Unlike businesses, occupations reveal underlying worker skills and expertise. Among 22 occupational groups in Henderson County, seven groups have a high degree of local specialization (DLS > 1.0) (Table 10). Unsurprisingly, among the seven is *Farming & Forestry*, two groups in *Healthcare, Production and Food Preparation & Serving*.

Overlaying the DLS scores with the corresponding average hourly wage reveals that only one occupational group, *Healthcare Practitioners & Technical*, is both locally specialized and has wages greater than the \$18.37 hourly County average (Figure 31).

**Table 10**  
**Employment by Occupational Groups-2015**  
**Ranked by Degree of Local Specialization**  
**Henderson County**

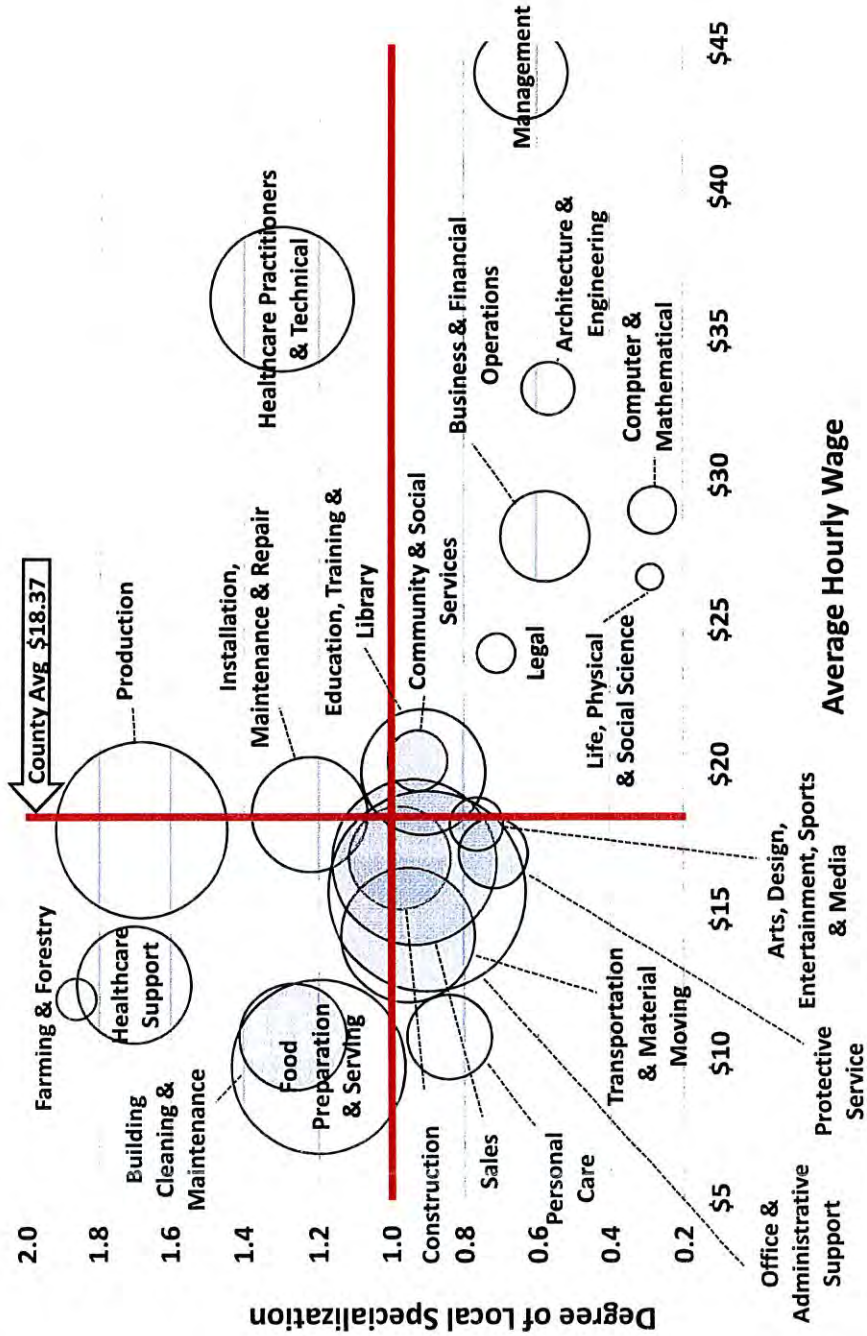
Occupation	Hourly Average Wage	Degree of Local Specialization	Employment
Farming & Forestry	\$11.88	1.86	200
Healthcare Support	\$12.37	1.70	1,610
Production	\$17.73	1.68	3,610
Healthcare Practitioners & Technical	\$36.10	1.30	2,450
Building Cleaning &	\$10.57	1.27	1,330

Occupation	Hourly Average Wage	Degree of Local Specialization	Employment
Maintenance			
Installation, Maintenance & Repair	\$18.27	1.22	1,540
Food Preparation & Serving	\$9.54	1.20	3,530
Construction	\$16.76	0.98	1,240
Transportation & Material Moving	\$14.09	0.96	2,120
Sales	\$16.62	0.94	3,210
Community & Social Services	\$20.12	0.93	430
Education, Training & Library	\$19.73	0.91	1,850
Office & Administrative Support	\$15.61	0.90	4,690
Personal Care	\$10.57	0.84	840
Arts, Design, Entertainment, Sports & Media	\$17.93	0.77	330
Protective Service	\$16.93	0.72	570
Legal	\$23.84	0.71	180
Management	\$43.96	0.64	1,040
Business & Financial Operations	\$27.88	0.58	950
Architecture & Engineering	\$33.00	0.57	330
Life, Physical & Social Science	\$26.48	0.29	80
Computer & Mathematical	\$28.79	0.28	260

Source: US Bureau of Labor Statistics, North Carolina Department of Commerce



Figure 31  
 Employment by Occupation Groups; Degree of Local Specialization & Average Hourly Wage  
 Henderson County



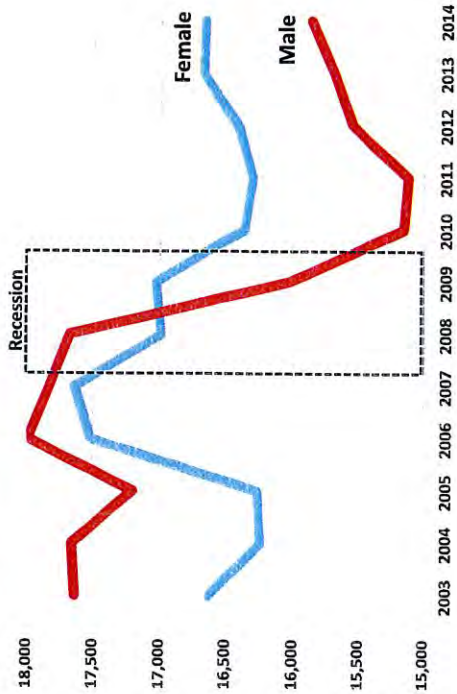
Bubble size represents total employment as of 2014  
 Source: North Carolina Department of Commerce



## Workforce Demographics

As of 2014, males comprised 48.8 percent of Henderson County's workforce. Males made up 51 percent of workers as recently as 2008 (Figure 32). The recession severely impacted males, with losses more than double those experienced by females (down 2,832 versus 1,148 between 2006 and 2011). Since 2011 job gains by males have outpaced female gains 2 to 1, but the relative proportion remains historically low.

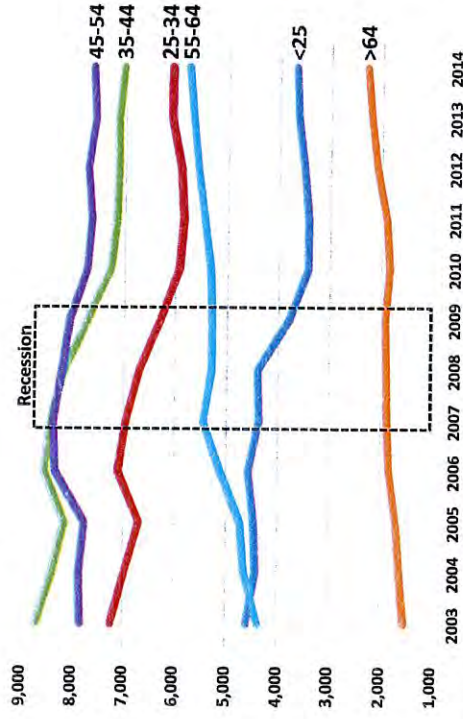
**Figure 32**  
Employment by Gender  
Henderson County



Source: U.S. Census Bureau

Net employment gains among age groups have been led solely by older workers in Henderson County (Figure 33). Over the last ten years, workers ages 55-64 increased by 1,407, up 32 percent. Similarly, over the same period, workers ages over 64 increased by 765 or 49 percent. All other age groups experienced declines, the greatest being those under age 25, down by 918 or 20 percent. The trends have moderated post-recession; but net gains are still to those workers 55 and older.

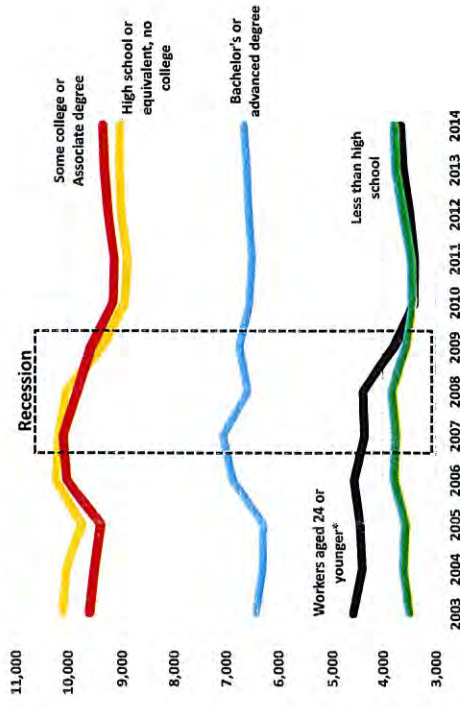
**Figure 33**  
Employment by Age Groups  
Henderson County



Source: U.S. Census Bureau

Over the last ten years, workers with a level of education of *Some college or Associate degree* has overtaken workers with a level of *High school or equivalent, no college* to comprise the single largest employed educational category in the County (Figure 34). Post-recession, the workforce proportions across all education levels has remained relatively constant.

**Figure 34**  
**Employment by Level of Education**  
**Henderson County**



\* Not level of education is assigned to those less than 25 years.  
Source: US Census Bureau

## Job Demand

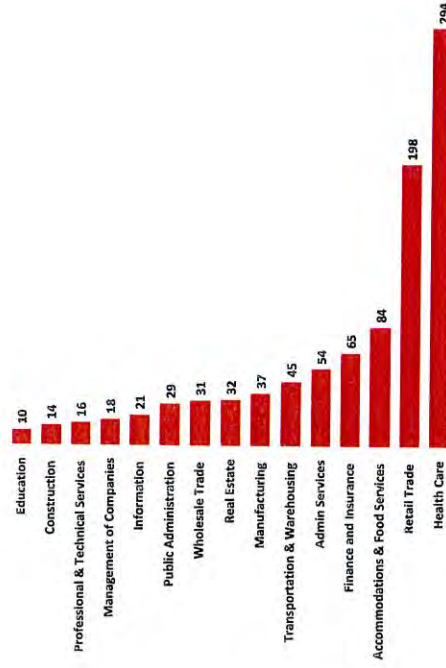
To gauge job demand, data of online advertised jobs in Henderson County over the twelve most recent months was analyzed.<sup>5</sup> Some caution should be exercised in interpreting online advertised jobs. Some firms hold long standing job advertisements which may not be directly tied to a particular opened position; but reflect the establishment of a pool of potential hires. Also examining the quantity of postings provides no indication of how critical an unfilled position is to a firm's operations.

The *Health Care* and *Retail* businesses comprised over half of all online advertised jobs; 31 and 21 percent of average monthly openings respectively (Figure 35). *Manufacturing* comprised four percent of openings. Two businesses, *Agriculture* and *Utilities*, averaged less than one position a month, over the one-year period.

<sup>5</sup> The data is compiled and published by Geographic Solutions under a contract with the North Carolina Department of Commerce



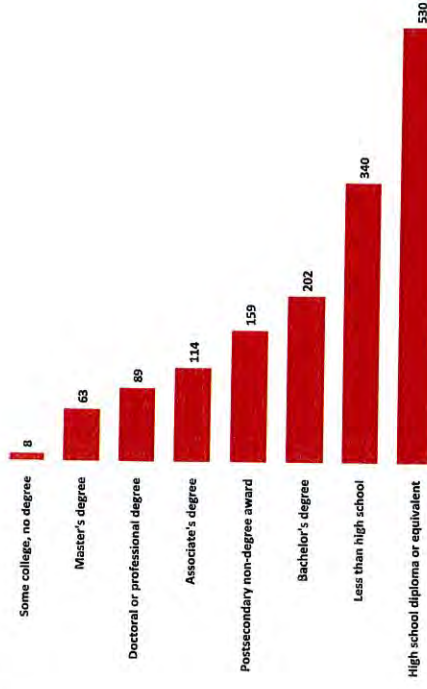
**Figure 35**  
Average Monthly Job Openings by Business  
Henderson County



Source: Geographic Solutions, online advertised jobs, May 2014-April 2015

In terms of job demand by level of education, 58 percent of online advertised jobs required a *High school diploma* or equivalent or less (Figure 36). Positions requiring a Bachelor's degree comprised thirteen percent of the annual average advertisements.

**Figure 36**  
Average Monthly Job Openings by Entry Level Education  
Henderson County



Source: Geographic Solutions, online advertised jobs, May 2014-April 2015

There are 33 occupations that averaged ten or more monthly advertisements for positions in Henderson County (Table 11). A cursory examination of the presence of post-secondary programs that meet the basic requirements for those occupations, revealed only two; *Physicians, Surgeons* and *Occupational Therapists*, did not have programs in the immediate area. See APPENDIX Table 19 for a list of Blue Ridge Community College completions by program.

**Table 11**  
**Average Monthly Job Openings**  
**Occupations Averaging 10 or More Positions Advertised Online**  
**Henderson County**

Occupation	Avg. Job Openings	Typical Entry-Level Education	Area Post-Secondary Programs Offered
Registered Nurses	65	Associate's degree	BRCC ABTECH: Associate Degree Nursing
Retail Salespersons	51	Less than high school	Not Required
Nursing Assistants	47	Postsecondary non-degree award	ABTECH
First-Line Supervisors of Retail Sales Workers	44	High school diploma or equivalent	Not Required
Physicians, Surgeons	41	Doctoral or professional degree	None
Laborers and Freight, Stock, and Material Movers, Hand	40	Less than high school	Not Required
Heavy and Tractor-Trailer Truck Drivers	39	Postsecondary non-degree award	ABTECH Caldwell CC Partnership
Customer Service Representatives	30	High school diploma or equivalent	Not Required
Combined Food Preparation and Serving Workers	28	Less than high school	Not Required
First-Line Supervisors of Food Preparation and Serving Workers	21	High school diploma or equivalent	Not Required
Managers, All Other	20	High school diploma or equivalent	Not Required
Cashiers	19	Less than high school	Not Required
Occupational Therapists	18	Master's degree	None
Heating and Air Conditioning Mechanics and Installers	18	High school diploma or equivalent	Not Required
Waiters and Waitresses	18	Less than high school	Not Required
Medical and Health Services Managers	17	Bachelor's degree	Wingate: MBA Health Care Management, UNCA Health and Wellness
Licensed Practical and Licensed Vocational Nurses	17	Postsecondary non-degree award	ABTECH
Driver/Sales Workers	17	High school diploma or equivalent	Not Required
Personal Care Aides	16	Less than high school	Not Required
General and Operations Managers	16	Bachelor's degree	Wingate: MBA, UNCA
Merchandise Displayers and Window Trimmers	15	High school diploma or equivalent	Not Required
Light Truck or Delivery Services Drivers	14	High school diploma or equivalent	Not Required
Executive Secretaries and Executive Administrative Assistants	14	High school diploma or equivalent	Not Required
Carpenters	13	High school diploma or equivalent	Not Required
Stock Clerks, Sales Floor	13	Less than high school	Not Required
Physical Therapists	12	Doctoral or professional degree	WCU
Sales Managers	12	Bachelor's degree	Wingate MBA, UNCA, Montreat
Medical Assistants	11	Postsecondary non-degree award	BRCC: Medication Aide, Nurse Aid, Medical Office, ABTECH
Maids and Housekeeping Cleaners	11	Less than high school	Not Required
Tellers	11	High school diploma or equivalent	Not Required
Nurse Practitioners	11	Master's degree	WCU
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	10	Less than high school	Not Required
Demonstrators and Product Promoters	10	High school diploma or equivalent	Not Required

Sources: Geographic Solutions, online advertised jobs, May 2014–April 2015, US Bureau of Labor Statistics, Post-Secondary programs by author



## Business-Personal Property Values by Industry

An analysis was conducted of the County's FY 2015 Business-Personal Property (BPP) values by industry sector. BPP contributes 6.6 percent of the County's tax base. The analysis included 2,950 records totaling \$880,297,930; which represents 88 percent of the total BPP value in the County. The results indicate the relative fiscal contributions of each industry sector.

*Manufacturing* accounted for \$606.3 million, 68.9 percent of total BPP value analyzed (Figure 37) or 60.7 percent of the County's total BPP. The second highest industry, *Retail Trade*, accounted for five percent of total BPP. Of twenty major industry sectors, eight sectors each accounted for less than one percent of the total BPP.

The average FY 2015 BPP value per record in the County is \$298,406. Typically representing a single location, a record may have more than one physical site, such as a single grocery store brand operating in multiple locations. Among industry sectors, the highest average BPP value per record in the County is *Manufacturing*; averaging \$3.3 million per record (Figure 38). Two other sectors reach an average BPP value above \$1 million; *Mining & Quarrying* and *Utilities*.

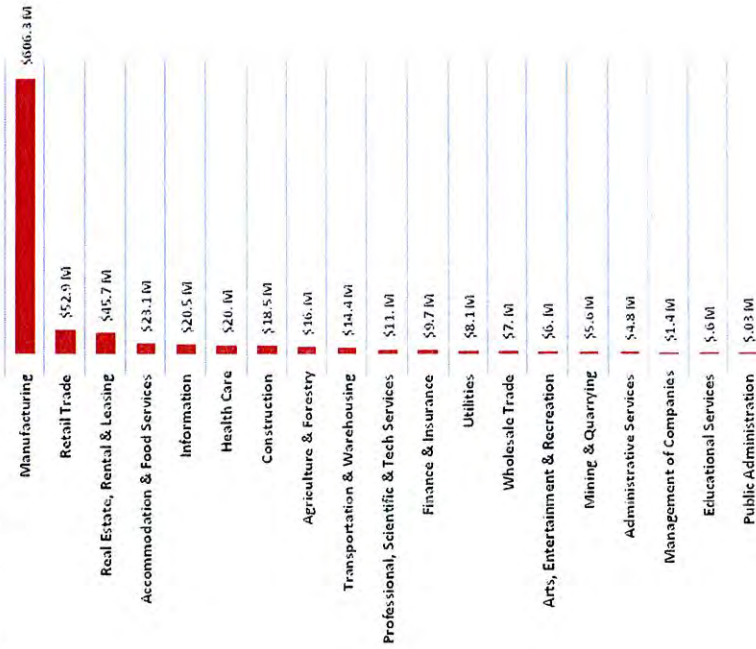
A comparison of the one-year change in total BPP values from FY 2014 to FY 2015 shows *Manufacturing* responsible for an increase of \$79.6 million; nearly double the total increase from the remaining sixteen industry sectors that experienced growth (Figure

39). Two sectors, *Retail Trade* and *Finance & Insurance*, declined in total value over the period, -\$10.5 million and -\$8.4 million respectively.

Finally, an examination of only newly listed records in FY 2015 shows the *Manufacturing* sector tops the list with a new BPP value of \$8.7 million (Figure 40). *Utilities* places second with new BPP value of \$7.4 million.

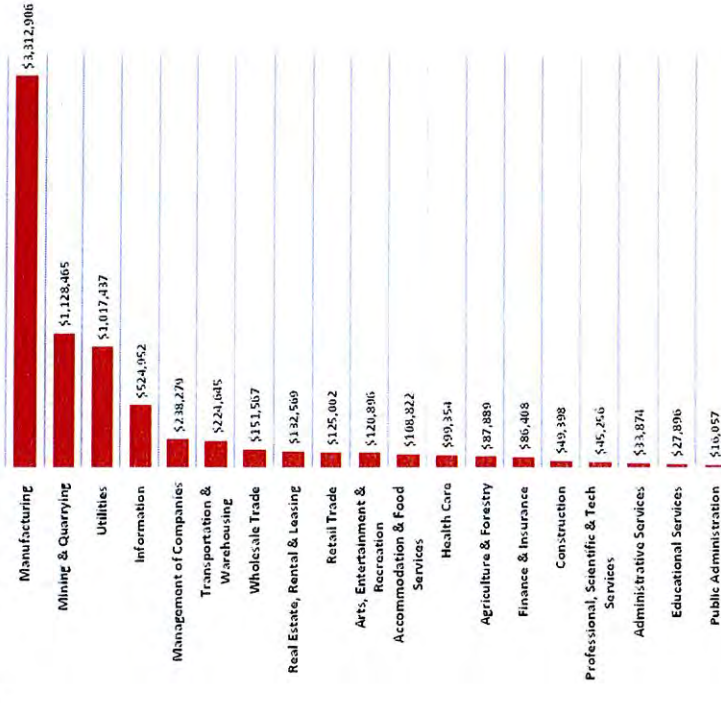
An estimate of the total tax contributions of five key economic activities in the County can be found on page 48.

**Figure 37**  
**Total Business-Personal Property Values by Industry**  
**FY 2015 Henderson County**



Sources: Henderson County Tax Assessor's Office

**Figure 38**  
**Average Value per Record\***  
**Business-Personal Property Values by Industry**  
**FY 2015 Henderson County**

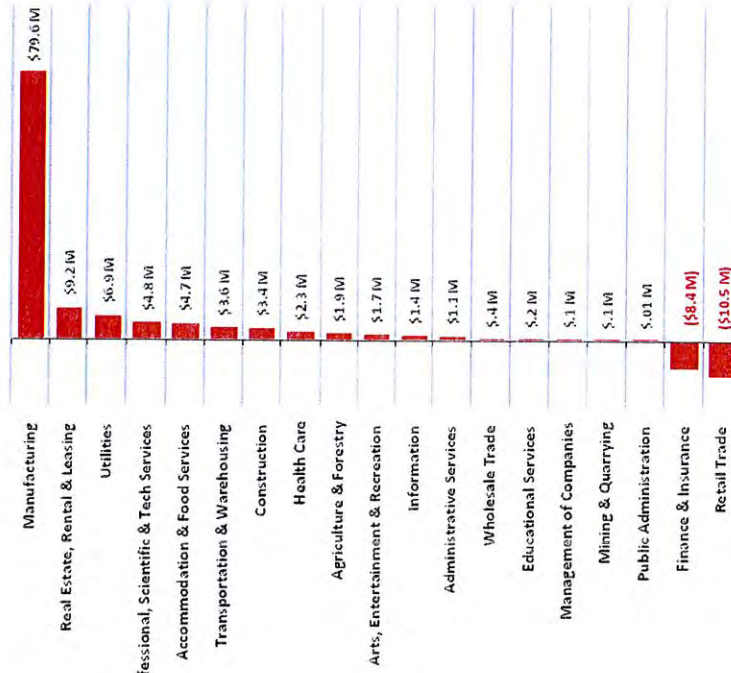


\*A record may represent more than one physical establishment.  
 Sources: Henderson County Tax Assessor's Office



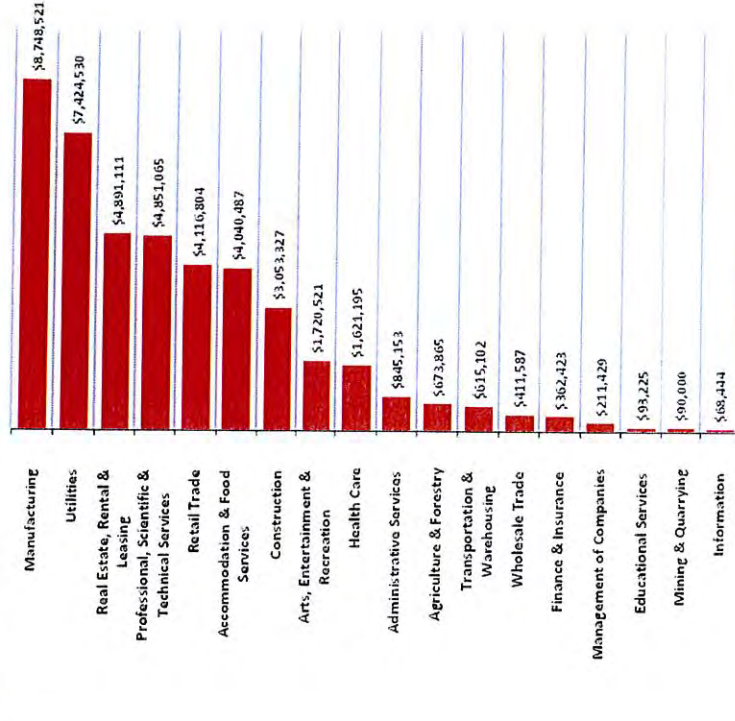


**Figure 39**  
**One-Year Value Change (FY 2014 to FY 2015)**  
**Business-Personal Property Values by Industry**  
**Henderson County**



Sources: Henderson County Tax Assessor's Office

**Figure 40**  
**New Records FY 2015**  
**Business-Personal Property Values by Industry**  
**Henderson County**



Sources: Henderson County Tax Assessor's Office



## Assessment of Key Economic Activities

Base on their relative size, growth, local uniqueness or contributing role, five key economic activities were selected for deeper examination and analysis of economic impact. The five are manufacturing, health care, agri-business, tourism, and population in-migration.

A separate economic impact analysis was conducted for each key economic activity.<sup>6</sup> Briefly, the analysis measures the unique dollar flows generated by each activity as it works its way through the County's economy.

### Definitions

**Direct:** the initial activity. This can be jobs in a specific industry (such as for manufacturing or health care), spending (such as tourist spending), or sales (such as farm receipts or the value of household construction).

<sup>6</sup> Impacts calculated via IMPLAN<sup>®</sup> economic modeling, which is an input-output model that is comprised of software and regional data sets. The overriding objective of the model is to measure the full economic impact to a location as a result of a specific economic activity. The model is built upon a matrix detailing the input-output relationships among industries and consumers and tracks new spending through the local economy. The primary matrix structure is derived from the National Bureau of Economic Analysis's National Benchmark Input-Output Model.

**Supported:** the secondary local results caused by the initial activity. Such as purchases from local suppliers to satisfy the initial activity and purchases by households as a result of increased incomes.

**Jobs Multiplier:** The number of jobs (usually a proportion of a job) generated by the initial direct activity. The measure shows how much the initial activity impacts the rest of the local economy. It is determined by the particular mix of local industries and households and their interaction with the direct activity. A jobs multiplier of 1.5 means 0.5 of a job is supported locally from the activity of the one direct job.

A few notes of caution:

Because of differences in definitions and availability of supporting data, the input formats used to determine the impacts are not entirely uniform. With differing data sources the issues of comparability and reliability are raised. In each case, given availability, the most reliable datasets were used and documented. All data were either provided by an impartial third party (usually governmental) or independently confirmed.

There are many supportive and causal linkages between the key economic activities in Henderson County; so caution should be exercised in viewing each in isolation. Many economic activities nourish or support another. A few ready, yet incomplete, examples; the Sierra Nevada brewery is both a manufacturer and a tourist attraction, many new residents are attracted to the area as tourists, the presence and production of agri-business can be used to attract tourists or supply manufacturers, new residents become the users of health care facilities and similarly health care facilities can serve

as important amenities to attract new residents. The existence of the numerous connections and linkages between key economic activities demonstrate economic balance and sustainability.

## Manufacturing

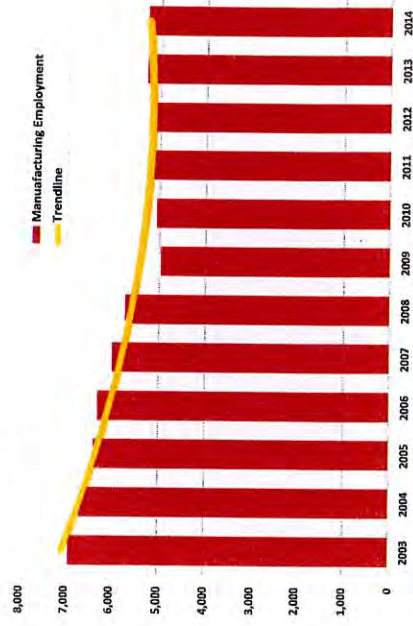
*Manufacturing* currently employs 5,312, is the second largest industry in the County, accounting for 16 percent of total employment. There are 138 *manufacturing* establishments in the County, five percent of all business establishments. The average weekly wage at \$965 is 42 percent above the overall County average. It's a mistake to pool all manufacturing into a single homogeneous group. There are at least 19 different manufacturing subcategories represented in the County; each producing different products, employing different production processes and serving different markets. *Manufacturing* areas in which the County is particularly strong are *Transportation Equipment, Textiles, Plastics, Lighting Fixtures, Paper* and *Fabricated Metal Products*. Some examples of the high degrees of local specialization (DLS) as published by the U.S. Bureau of Labor Statistics on Henderson County's manufacturing subsectors; *Textile Mills (14.3), Paper (5.7), Plastics (4.6)* and *Transportation Equipment (3.3)*.

Industrial parcels, a rough representation of *manufacturing*, paid \$1,592,338 in taxes to Henderson County in 2014.

Over the last 10 years, *manufacturing* employment in the County declined steadily until 2009 then switched to positive gains in the five most recent years (Figure 41). Over the last five years

*manufacturing* has grown by an annual rate of one percent, adding an average of 51 new positions each year.

**Figure 41**  
**Manufacturing Employment**  
**Henderson County**



Source: North Carolina Department of Commerce

Results of the economic impact analysis<sup>7</sup> show that the 5,669 direct *manufacturing* jobs support another 4,652 jobs in the County (each *manufacturing* job supports another 0.8 job) (Table 12). The total economic impact of *manufacturing* equals 10,321 jobs. The direct

<sup>7</sup> The direct manufacturing impact included the 5,312 jobs reported by the North Carolina Department of Commerce, and an additional 357 announced manufacturing jobs, which have yet to be included in the public reports. The jobs were allocated across the 19 manufacturing industry classifications represented in the County.

jobs have an average weekly wage of \$965, while the supported jobs have an average weekly wage of \$711.

**Table 12**  
**Manufacturing-Economic Impact Summary**  
**Henderson County**

	Jobs	Average Weekly Wage (weighted)
Direct	5,669	\$965
Supported	4,652	\$711
Total	10,321	\$850

Source: Author's calculations, IMPLAN, North Carolina Department of Commerce

## Health Care

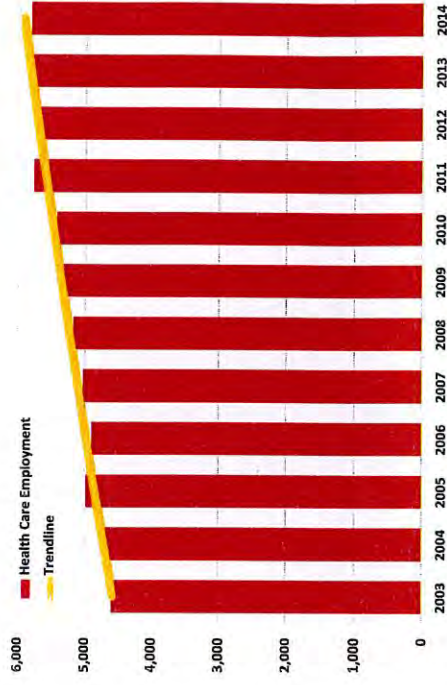
*Health Care* currently employs 5,843, is the largest industry in the County and accounts for 17 percent of total employment. There are 234 health care establishments in the County; eight percent of all business establishments. *Health Care* is comprised of three main subsectors; *Hospitals* with 42 percent of the industry's employment, *Ambulatory Services* with 30 percent, and *Nursing & Residential Care Facilities* with the remaining 28 percent. The average weekly wage at \$835 is 23 percent above the overall County average. However, wages among the three subsectors differ significantly. At \$1,009 per week, *Hospital* wages are the highest, *Ambulatory Services* are \$857, and *Nursing & Residential Care Facilities* are \$551 per week; which is 19 percent below the County average.

While some *Health Care* operations are tax exempt; Long Term Care facilities paid \$603,802 in taxes to Henderson County in 2014. And

other medical parcels paid \$489,673; bringing the total to \$1,093,475 in taxes paid to Henderson County in 2014.

Over the last ten years annual job growth in *Health Care* has averaged 2.2 percent, or 112 new jobs, although 2006 and 2014 experienced minor declines (Figure 42). Among *Health Care* subsectors, *Hospitals* have provided the most new jobs (52 percent) and delivered the stadiest growth (Figure 43).

**Figure 42**  
**Health Care Employment**  
**Henderson County**



Source: North Carolina Department of Commerce

**Figure 43**  
**Health Care Employment by Subsector**  
**Henderson County**



Source: North Carolina Department of Commerce

Results of the economic impact analysis show that the 5,843 direct *Health Care* jobs support another 3,070 jobs in the County (each health care job supports another 0.5 job) (Table 13). Together, the total economic impact of *Health Care* equals 8,913 jobs. The direct jobs have an average weekly wage of \$852, while the supported jobs have an average weekly wage of \$634.

**Table 13**  
**Health Care-Economic Impact Summary**  
**Henderson County**

	Jobs	Average Weekly Wage (weighted)
Direct	5,843	\$852
Supported	3,070	\$634
<b>Total</b>	<b>8,913</b>	<b>\$777</b>

Source: Author's calculations, IMPLAN, North Carolina Department of Commerce

### Agri-Business

For this analysis, *Agri-Business* includes the network of agricultural producers, packers, shippers, chemical & fertilizer suppliers, and other direct agriculture services, as well as hired and migrant labor.<sup>8</sup>

As noted earlier, core agriculture production operations typically do not report employment and wages in the same manner and regularity as other industries. Additionally the broader *Agri-business* definition includes a diversity of business types and operations that fall across numerous standard industry classifications.

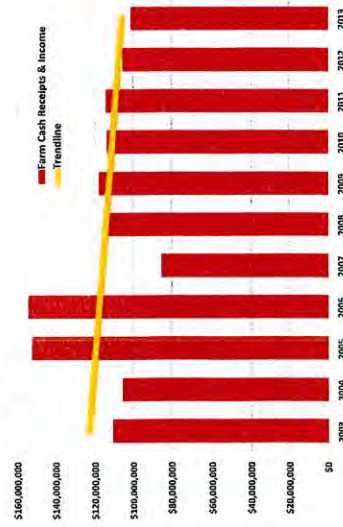
To measure year-to-year trends in Henderson County, the US Bureau of Economic Analysis's *Farm Cash Receipts & Income* data

<sup>8</sup> Source for specific agri-business industry identification, Mark Williams, Executive Director, *Agribusiness Henderson County*



was used.<sup>9</sup> Although the data does not represent the entire Agri-Business network, it should provide an impartial annual indicator to gauge agriculture trends. Over the last ten years there has been a significant amount of year-to-year volatility in *Farm Cash Receipts & Income*; annual swings ranging from an increase of 44 percent to a decline of 45 percent (Figure 44). However, the last five years have exhibited a more stable degree of variation; averaging an annual decline of 2.2 percent. In 2013 Farm Cash Receipts & Income totaled \$101,484,000 in Henderson County.

**Figure 44**  
Farm Cash Receipts & Income  
Henderson County



Source: US Bureau of Economic Analysis

<sup>9</sup> The measure consists of the following items: the cash receipts from farm marketing of crops and livestock; the receipts from other farm-related activities, including recreational services, sales of forest products, and custom-feeding services performed by farm operators; the value of home consumption, which is the value of the farm productions produced and consumed on farms; the gross rental value of farm dwellings; and the payments to farmers under several Federal Government farm subsidy programs.

Data from three sources was combined to measure Agri-Business' full economic impact in Henderson County; 1) industry employment of local businesses identified as participating in the agri-business network, 2) total *Farm Cash Receipts & Income* to capture the value of farm production, and 3) local spending by migrant labor.<sup>10</sup>

Results of the economic impact analysis show that Agri-business employs 2,923 direct jobs and support another 1,349 jobs in the County (each Agri-business job supports another 0.5 job) (Table 14). The total economic impact of Agri-business equals 4,272 jobs. The direct jobs have an average weekly wage of \$515, while the supported jobs have an average weekly wage of \$644.

**Table 14**  
Agri-Business-Economic Impact Summary  
Henderson County

	Jobs	Average Weekly Wage (weighted)
Direct	2,923	\$515
Supported	1,349	\$644
Total	4,272	\$556

Source: Author's calculations, IMPLAN, North Carolina Department of Commerce

<sup>10</sup> Personnel of the North Carolina Department of Commerce, Division of Employment Security provided migrant worker numbers, work periods and wage estimates for Henderson County. Migrant workers were not included as part of agri-business direct employment in the County.

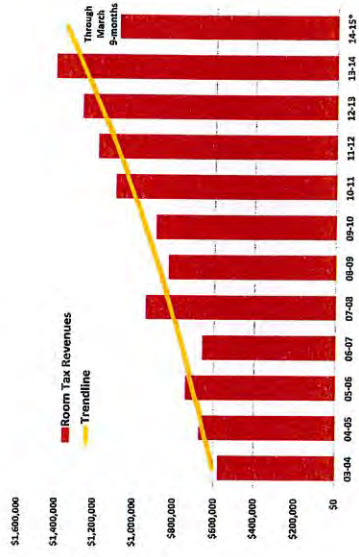


## Tourism

The trend in local tourist spending can be observed in Henderson County's Room Tax Revenues (Figure 45). Revenues in Fiscal Year 13-14 totaled one million dollars, which was 11.2 percent above the previous year. Over the last ten years, revenues advanced by an average of 10.1 percent; although two years experienced declines; down 10.8 percent in 06-07, and down 11.7 percent in 08-09. Revenues are up in each of five most recent years, and 14-15 is on pace to exceed the year before.

Another indicator of local tourist spending is the U.S. Travel Association's Travel Economic Impact Model (TEIM), which provides annual travel expenditures for Henderson County.<sup>11</sup> Travel expenditures totaled \$233.3 million in 2013 according to the most recent report, representing a 6.8 percent increase over 2012 (Figure 46). Over the last ten years travel expenditures have increased by an average annual rate of three percent.

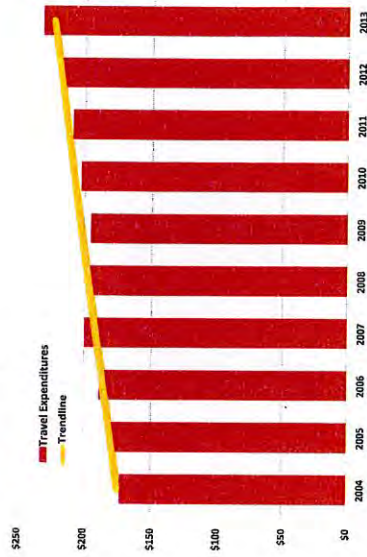
**Figure 45**  
Room Tax Revenues  
Henderson County



\*Through March 2015

Source: Henderson County TDA

**Figure 46**  
Travel Expenditures (millions)  
Henderson County



Source: US Travel Association

<sup>11</sup> The annual data is prepared for the North Carolina Department of Commerce and is available at [www.nccommerce.com/tourism/research](http://www.nccommerce.com/tourism/research).

Measuring *Tourism's* impact is not as straightforward as measuring most other economic activities. Many industries closely associated with tourism, such as *Food Services or Arts, Entertainment & Recreation* also serve local residents and thus their employment can't be ascribed solely to tourist spending. As an alternative to using employment data, the annual travel expenditures reported by the U.S. Travel Association was used to calculate the impact of tourism spending in the County.<sup>12</sup> This method also provides results that are methodologically consistent and generally comparable with the analyses conducted of the other key economic activities.

Results of the economic impact analysis shows that tourist spending directly funds 2,506 local jobs and supports another 667 in the County (each tourism job supports another 0.3 job) (Table 15). The total economic impact of tourism equals 3,173 jobs. The direct jobs have an average weekly wage of \$367, while the supported jobs have an average weekly wage of \$634.

**Table 15**  
**Tourism-Economic Impact Summary**  
**Henderson County**

	Jobs	Average Weekly Wage (weighted)
Direct	2,506	\$367
Supported	667	\$634
Total	3,173	\$423

Source: Author's calculations, IMPLAN, North Carolina Department of Commerce

### Annual Population In-Migration

As noted earlier, *in-migration* of new residents is the sole source of net population growth in Henderson County. This trend has been documented over the last ten years (Figure 47) and is expected to continue going forward.

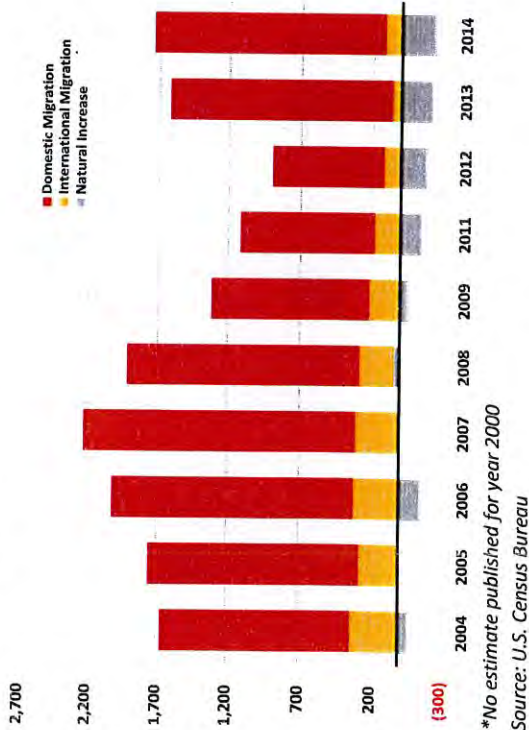
Although not an industry by itself, the additional spending by new residents and resulting expansion of the housing stock are economic activities which fund direct and supportive employment in the County.

<sup>12</sup> The reported \$233.3 million was allocated across 26 tourist spending categories based on TEIM's published methodology, *Henderson County TDA Destination Research & Strategic Direction* November, 2013 by Young Strategies, Inc. and *Longwoods Travel USA*®, 2013 Asheville Visitors Report, courtesy of Asheville Convention and Visitors Bureau.





Figure 47  
Annual Source of Population Change\*  
Henderson County



Two activities comprise the inputs used to measure the economic impact of the annual in-migration of new residents into Henderson County; new home construction and additional household spending.<sup>13</sup>

Although a broad estimate, additional new home construction in a year attributed to new residents would lead to \$298,273 of taxes

<sup>13</sup> The five year average new residential permit value based on data from the Henderson County Permit Division, allocated across estimated replacement, existing and new resident demand. Expected household spending derived from US Census Bureau; age adjusted to consumer expenditure categories with data from the US Bureau of Labor Statistics.

paid to the County. This ignores the ongoing tax impacts of household spending, noted below.

Results of the economic impact analysis show annual *in-migration* funds 506 jobs directly and supports support another 276 jobs in the County (each direct job supports another 0.5 job) (Table 16). Together, the total economic impact of annual *in-migration* equals 782 jobs. The direct jobs have an average weekly wage of \$672, while the supported jobs have an average weekly wage of \$657.

Between the two activities, new home construction accounts for 586 annual jobs, and new resident spending the remaining 214.

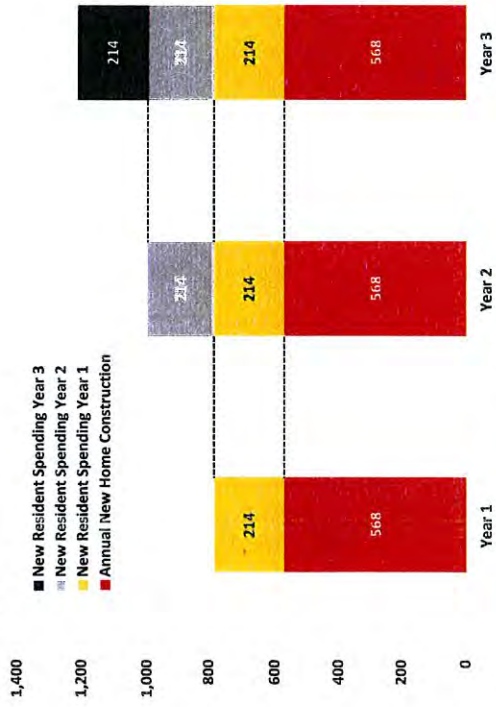
Unlike other key economic activities examined, *in-migration* has a cumulative effect that is not included in the above impact calculations. New home construction impacts are measured annually, similar to other industry activities, but the new resident spending is expected to be ongoing. That is, the 214 local jobs supported from the additional spending by new residents in year 1 should continue into year 2; the impacts accumulating overtime (Figure 48). Eventually, with continued mobility and deaths the spending impacts will degrade; but it is important to acknowledge the long-term aggregate economic dimension of new residents spending. As such, the annual impacts reported here clearly underestimate the true continuing economic contribution of new residents.

**Table 16**  
**In-Migration -Economic Impact Summary**  
**Henderson County**

	Jobs	Average Weekly Wage (weighted)
Direct	506	\$672
Supported	276	\$623
<b>Total</b>	<b>782</b>	<b>\$657</b>

Source: Author's calculations, IMPLAN, North Carolina Department of Commerce

**Figure 48**  
**Jobs Supported by In-Migration**  
**Over Multiples Years**



Source: Author's calculations, IMPLAN



## Summary of Economic Impacts

Together the analyses provide a unique means to objectively compare the economic impacts of each activity. While inputs and input sources differed among activities, their dollar and employment contributions were all tracked and measured using the same methodology as they flowed through the Henderson County economy. The results provide a straightforward and quantifiable benchmark from which to value the economic contributions of each activity.

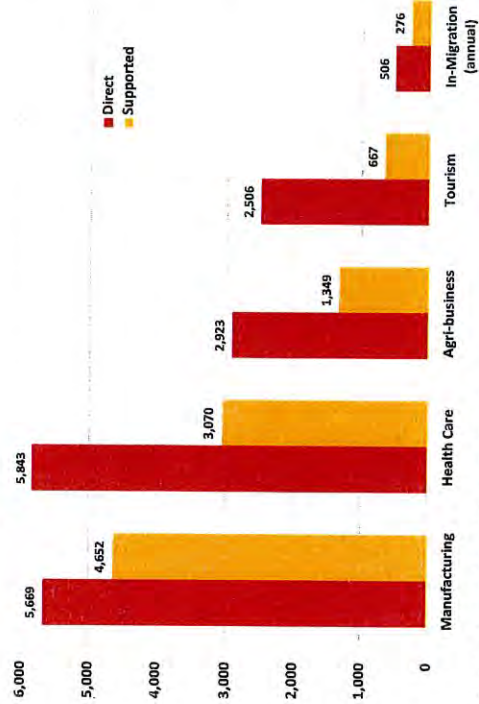
Overall, *Manufacturing* contributes the most total and supported jobs, has the highest wages-both direct and supported, and has the top job multiplier (Figures 49, 50 and Tables 17, 18). *Health Care*, *Agri-business*, and *in-migration* all share the same job multiplier; 0.5. Wages for supported jobs are higher than direct job wages in both *Agri-business* and *Tourism*.

Table 17  
Summary of Economic Impacts  
Henderson County

	Jobs		Total	Weekly Wage (weighted)		
	Direct	Supported		Direct	Supported	Average
Manufacturing	5,669	4,652	10,321	\$965	\$711	\$850
Health Care	5,843	3,070	8,913	\$852	\$634	\$777
Agri-business	2,923	1,349	4,272	\$515	\$644	\$556
Tourism	2,506	667	3,173	\$367	\$634	\$423
In-Migration (annual)	506	276	782	\$672	\$623	\$657

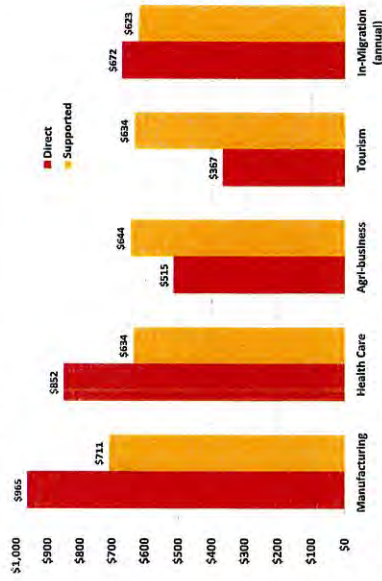
Source: Author's calculations, IMPLAN,  
North Carolina Department of Commerce

Figure 49  
Annual Direct & Supported Jobs by Key Economic Activity  
Henderson County



Source: Author's calculations, IMPLAN

**Figure 50**  
Average Weekly Wage (weighted) by Key Economic Activity  
Henderson County



Source: Author's calculations, IMPLAN, North Carolina Department of Commerce

**Table 18**  
Job Multipliers by Key Economic Activity  
Henderson County

Manufacturing	1.8
Health Care	1.5
Agri-business	1.5
Tourism	1.3
In-Migration (annual)	1.5

Source: Author's calculations, IMPLAN

## Estimated Tax Impacts

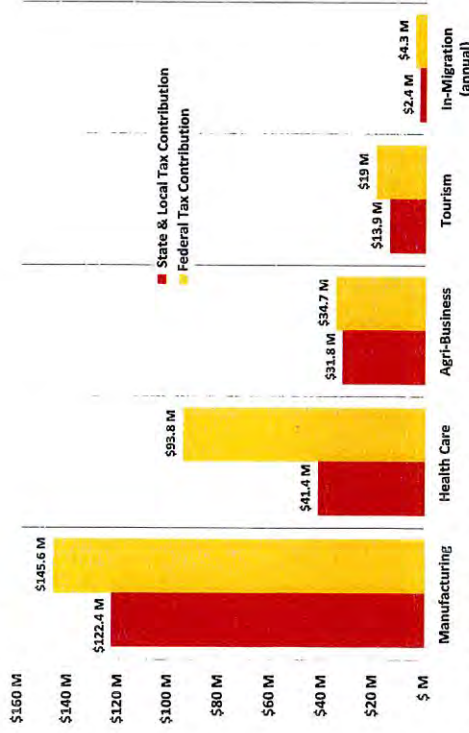
Comparative estimates of the total tax contributions of each activity were conducted via economic modeling. As with the employment impacts, the tax impacts are derived by measuring the expected net effects generated in the Henderson County economy by each activity. Major sources of taxes are sales, income, property, and both employee and employer contributions to social insurance programs (social security, survivors insurance, disability insurance, etc.). The model aggregates the impacts into Federal tax contributions and State & Local tax contributions. Due to the complexities of tax transfers between the State & Local entities (county and municipality), the model does not allow separate reporting at the State and Local levels.

In terms of total tax dollars generated, *Manufacturing* has the greatest impact, with a total annual estimated contribution of \$267.9 million; \$122.4 million in State & Local taxes and \$145.5 million in Federal taxes (Figure 51 and Table 19). *Health Care* has the second largest total tax contribution of \$135.1 million, followed by *Agri-Business* at \$66.5 million and *Tourism* at \$32.9 million. In-migration contributes \$6.7 million in taxes annually.

As a proportion of the total estimated taxes generated by Henderson County's economy, *Manufacturing* is the top contributor among the five key activities; responsible for 26 percent of the total and nearly a third of State & Local taxes (Figure 52 and Table 20). *Health Care* contributes 13.1 percent of taxes, followed by *Agri-Business* at 6.5 percent and *Tourism* at 3.2 percent. In-migration contributes 0.7 percent of the County's total taxes generated annually.

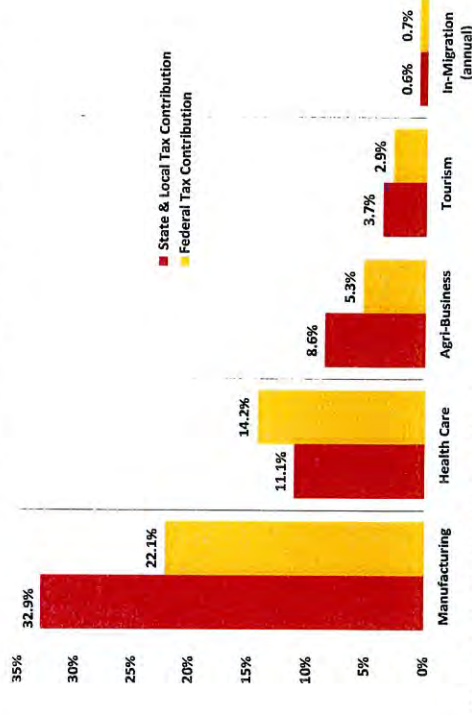


**Figure 51**  
**Estimated Tax Total Impacts by Key Economic Activity**  
**Henderson County**



Source: Author's calculations, IMPLAN

**Figure 52**  
**Estimated Tax Total Impacts by Key Economic Activity**  
**as a Proportion of Henderson County's Total Annual Tax Contribution**



Source: Author's calculations, IMPLAN

**Table 19**  
**Estimated Tax Total Impacts by Key Economic Activity**  
**Henderson County**

	State & Local Tax Contribution	Federal Tax Contribution	Total Tax Contribution
Manufacturing	\$122,400,742	\$145,576,458	\$267,977,200
Health Care	\$41,350,248	\$93,848,075	\$135,198,323
Agri-Business	\$31,847,781	\$34,734,249	\$66,582,030
Tourism	\$13,908,133	\$19,017,050	\$32,925,183
In-Migration (annual)	\$2,375,425	\$4,340,306	\$6,715,731

Source: Author's calculations, IMPLAN

**Table 20**  
**Estimated Tax Total Impacts by Key Economic Activity**  
**as a Proportion of Henderson County's Total Annual Tax Contribution**

	State & Local Tax Contribution	Federal Tax Contribution	Total Tax Contribution
Manufacturing	32.9%	22.1%	55.0%
Health Care	11.1%	14.2%	25.3%
Agri-Business	8.6%	5.3%	13.9%
Tourism	3.7%	2.9%	6.6%
In-Migration (annual)	0.6%	0.7%	1.3%

Source: Author's calculations, IMPLAN



## Strategic Implications

A comprehensive economic development strategy would include an in-depth evaluation of the County's physical assets; including such things as infrastructure and the availability of buildings and sites. However, the finding of this economic assessment does contain solid strategic implications.

Clearly, *Manufacturing* outshines the other four key activities in terms of its employment impact, wages and taxes generated. On a strict return-on-investment basis *Manufacturing* promises the strongest returns. All things being equal, the findings would support policy benefiting the growth and retention of *Manufacturing*. Additionally, beyond its strong economic returns, *Manufacturing* has a robust current presence in the local economy; an advantage over many counties with weak *Manufacturing* sectors, who are struggling to attract or rebuild losses.

While *Manufacturing* earns the highest relative scores among the five key activities, the results should not be taken to degrade the economic contributions of the other four. *Health Care*, *Agriculture*, *Tourism* and *In-Migration* each significantly and positively impact the Henderson County economy. Each has demonstrated itself as a viable, established leading business sector. And because the assessment did not consider noneconomic factors such as heritage or quality-of-life, there are likely other rationales that could add weight to supporting these activities.

The assessment also revealed factors that suggest the need to take strong actions. Subpar employment and wage growth are troubling indicators. A disproportionately aging population and growing reliance on nonwage income can diminish future economic prospects. The rapid growth of out-commuting may signal a lack of opportunities in the County. Uncorrected the County may slip into becoming a *bedroom community*, dependent on outside forces.

In all the assessment points to the need for actions that support quality job creation. Policies designed to attract and retain well-paying jobs have the potential to resolve many of the economic weaknesses in the County.

# Appendix

**Table 21**  
**Blue Ridge Community College**  
**Completions 2013**

Program Title	Associate's degree	Award of at less than 2 academic years	Award of less than 1 academic year	Total Completions
Liberal Arts and Sciences, General Studies and Humanities	198	2		200
Vehicle Maintenance and Repair Technologies	13	3	36	52
Registered Nursing, Nursing Administration, Nursing Research and Clinical Nursing	36			36
Business Administration, Management and Operations	17	1	15	33
American Sign Language	11		11	22
Applied Horticulture and Horticultural Business Services	2		16	18
Cosmetology and Related Personal Grooming Services	3		13	16
Allied Health Diagnostic, Intervention, and Treatment Professions	9	6		15
Criminal Justice and Corrections	15			15
Teacher Education and Professional Development, Specific Levels and Methods	14		1	15
Accounting and Related Services	5		8	13
Cosmetology/Cosmetologist, General	3		10	13
Fire Protection	3	2	5	10
Electrical Engineering Technologies/Technicians	4		5	9
Precision Metal Working	1	1	6	8
Business Operations Support and Assistant Services		7		7
Mechanical Engineering Related Technologies/Technicians	6			6
Computer Systems Networking and Telecommunications	5			5
Design and Applied Arts	2		3	5
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology		1		1
Information Science/Studies	1		4	5
Linguistic, Comparative, and Related Language Studies and Services	4			4
Computer and Information Sciences, General	3			3
Environmental Science	1		2	3
Marketing				3
Nail Technician/Specialist and Manicurist	3			3
Computer Programming	1		3	4
Plumbing and Related Water Supply Services			1	1
Film/Video and Photographic Arts			2	2
Human Development, Family Studies, and Related Services	1			1
			1	1



## Firm Profile

SYNEVA Economics LLC is a private consultancy whose expertise is assisting public and private decision makers with local and regional economic analysis. SYNEVA Economic LLC's value is providing clear and insightful information to help clients make knowledgeable, efficient and effective decisions.

Recent projects include economic impact analyses for major infrastructure projects, airports, industry relocations, and residential and commercial developments. The firm has conducted industry target and cluster evaluations for communities in 20 states. SYNEVA Economics has provided workforce assessments throughout the southeast, site selection evaluations for food manufacturers and distribution centers, plus conducted dozens of community assessments across the U.S.

For complete listing of projects and current activities visit [www.syneva.com](http://www.syneva.com)

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