

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY

### BOARD OF COMMISSIONERS

**MEETING DATE:** April 3, 2017  
**SUBJECT:** Modification of Demmel A.G. economic incentives award  
**PRESENTER:** Charles Russell Burrell  
**ATTACHMENT(S):** Survey of East Flat Rock property

#### SUMMARY OF REQUEST:

The Board voted to offer development incentives to Demmel A.G. for a new plant to be built in Hendersonville, at your meeting on April 20, 2016. Originally, the incentives grant involved the conveyance of real estate to the Company, on the following basis.

Value of Land (based on tax value per acre, dividing tax value of existing parcel by 17.12 acres (per survey noted in deed description to Henderson County))	(\$183,001.00)
County cost of grading of site (prorated County cost of grading entire tract)	(\$47,500.00)
TOTAL VALUE	(\$230,501.00)
TOTAL COMPENSATION TO BE PAID TO COUNTY FOR LAND	<b>\$275,000.00</b>

Since then, the property always contemplated to be conveyed to the Company has been surveyed. It is shown on the attached plat as Tract 2 (8.29 acres), rather than the 6.5 acres first thought. Since the land value was based at least partially "per acre", the land cost has been recalculated, based on 8.29 acres.

Value of Land (based on tax value per acre, dividing tax value of existing parcel by 17.12 acres (per survey noted in deed description to Henderson County))	(\$290,150.00)
County cost of grading of site (prorated County cost of grading entire tract)	(\$62,500.00)
TOTAL VALUE	(\$352,650.00)
TOTAL COMPENSATION TO BE PAID TO COUNTY (BY DEMMEL AG) FOR LAND	<b>\$352,650.00</b>

The terms of the actual incentives payments would not be changed. County staff will be present and prepared if requested to give further information on this matter.

#### BOARD ACTION REQUESTED:

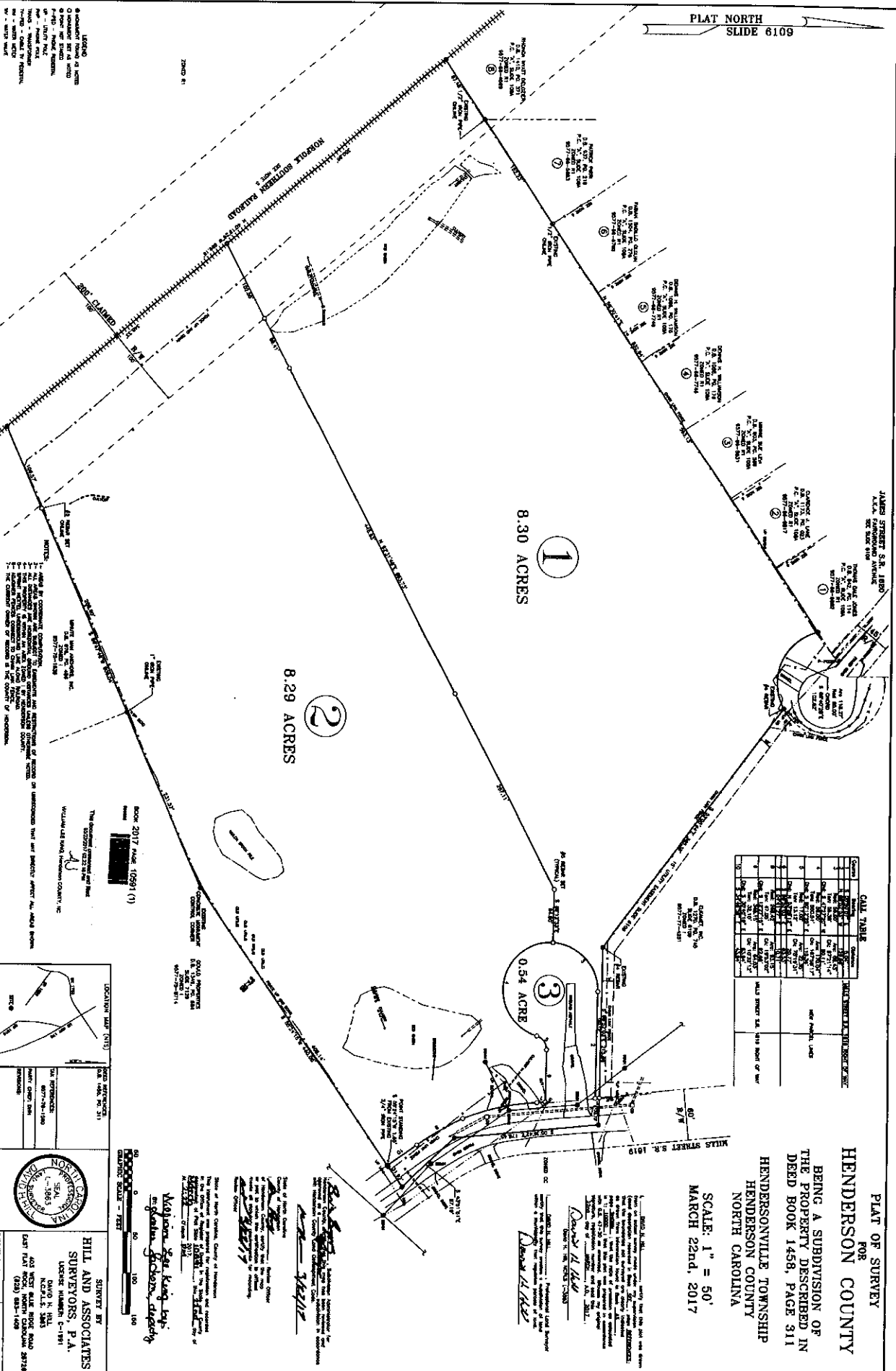
Modify the land sale component of the incentives offer to Demmel A.G.

If the Board is so inclined, the following motion is suggested:

***I move that the Board modify the land sale component of the incentives offer made to Demmel, A.G., on April 20, 2016, by increasing the cost of the land to be conveyed to the company as from \$275,000 to \$352,650.***

# SLIDE 10591

PLAT NORTH  
SLIDE 6109



**LEGEND**  
 - Subdivided Tract as shown  
 - Contained in as shown  
 - F-40 - Forest Reserve  
 - U- - Utility Pole  
 - T- - Township  
 - H- - Highway  
 - R- - Railroad  
 - S- - Survey

**NOTICE**  
 RE: AGRICULTURAL CONSERVATION...  
 THE HENDERSON COUNTY...  
 WILLIAM DE VON HENDERSON COUNTY, NC

BOOK 2017 PAGE 10591 (1)

**CALL TABLE**

No.	Description	Reference
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...

**ADDITIONAL NOTES**


**PLAT OF SURVEY  
 FOR  
 HENDERSON COUNTY**  
 BEING A SUBDIVISION OF  
 THE PROPERTY DESCRIBED IN  
 DEED BOOK 1458, PAGE 311  
 HENDERSONVILLE TOWNSHIP  
 HENDERSON COUNTY  
 NORTH CAROLINA  
 SCALE: 1" = 50'  
 MARCH 22nd, 2017

*David H. Hill*  
 Registered Land Surveyor  
 No. 7862  
 State of North Carolina

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**HILL AND ASSOCIATES  
 SURVEYORS, P.A.**  
 405 WEST MAIN STREET  
 WASHINGTON, N.C. 27878  
 (800) 888-7777  
 www.hillandsurveyors.com

**SURVEY BY  
 HILL AND ASSOCIATES  
 SURVEYORS, P.A.**

**NORTH CAROLINA**  
 SEAL  
 1-1885  
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: MARCH 22, 2017

DEED BOOK 1458, PAGE 311