



**A-B Tech/Buncombe County Joint Capital Advisory Committee Meeting
February 16, at 3:00pm
Virtual Zoom Meeting and in person 213 Simpson, A-B Tech,
369 Victoria Road, Asheville NC 28801**

DRAFT Minutes

The A-B Tech/Buncombe County Joint Capital Advisory Committee convened a meeting on Thursday, February 16th, at 3:15 P.M. via Zoom and in - person. Dr. Gossett and Dr. Wilmoth presiding.

The following members of the Committee participated. A-B Tech Trustees Judy Lewis and David King and Buncombe County Commissioners Martin Moore and Al Whitesides.

Others present for the meeting included: Dr. John Gossett, A-B Tech President; Dr. Dirk Wilmoth, A-B Tech Vice President of Business/CFO; Matt Evans, Buncombe County Government Financial Planning Analyst and Lisa Richman, A-B Tech Recording Secretary.

CALL TO ORDER

The meeting was called to order and Dr. Wilmoth and Dr. Gossett welcomed the Committee. Dr. Gossett then called for a new chair to replace Commissioner Terri Wells. Commissioner Martin Moore put forth his interest and he was voted in unanimously.

MINUTES

Approval of the September 19, 2022, minutes was put forth by Chair Moore. Commissioner Whitesides seconded the motion, and a roll call vote approved the minutes.

BY-LAWS

The committee reviewed and approved (unanimously) the By-Laws change in section E.1.a) confirmed change of annual meeting to be held in February of each year. No specific date or day was specified.

ARTICLE 46 FUNDS

Dr. Wilmoth presented the status of Previously Approved Article 46 projects

Recently Completed

- **Hemlock Stormwater Project** (\$150,000)

In Progress

- **Enka TCC roof replacement** (\$5,731,562) - The kickoff meeting was February 8. Construction should begin March 6, with completion in the Fall.
- **New Stormwater Projects** (\$1,000,000)
 - Parking Lots A-12 and A-13 stormwater management features installation and Haith Creek tributary restoration - Partner Riverlink has secured a contract with NCDEQ for the parking lot stormwater features. Riverlink is waiting on a grant contract from the NC Land and Water Fund for the stream restoration and gully repair. The design process for both projects will begin simultaneously once the contracts are in place. Funded through Riverlink with a \$225K grant from the North Carolina Section 319(h) Nonpoint Source Grant Program, a \$35K grant from the Pigeon River Fund, and \$314K from the NC Land and Water Fund and matched with funds from Buncombe County Article 46 and other sources.
 - A Stormwater Master Plan for Victoria Campus has been conceptualized and priorities identified to address deficiencies on the Victoria campus.
 - Sunnicrest and Chestnut Stormwater Control Measures - Contract for the design for these, the highest priority projects in the Stormwater Master Plan, is under negotiation.

- **Demolition of Vacant Old Haynes Tower – Enka** (\$3,000,000) – Once sampling for hazardous materials is completed, a plan for mitigation will be developed prior to demolition.
- **South Campus Training Facility** (\$5,000,000) - Negotiations ongoing for a deed to the land.

PROPOSED PROJECT

111 Victoria Road – Medical Building

- A signed copy of the Right of First Refusal has not been found.
- Ownership of this property would allow for contiguous land ownership by A-B Tech.
- The property has been sold to a developer and his plan is to demolish the building, with two options for use by A-B Tech

Concept A: \$3.20 - \$3.30 million

- Land acquisition
- Demolition of existing building
- Installation of permanent safety fencing around building site
- Creation of pedestrian connection to Allied Health Parcel
- This amount is inclusive of design, permitting, legal, real estate and development related fees
- Does not include relocation of existing private sewer line

Concept B: \$4.40 - \$4.75 million

- Includes everything in Concept A plus:
- Installation of retaining walls along the north and northwestern boundary
- Importing of fill material to raise the rear 1-1.2 acres to an elevation inline with the current parking area and building
- Imported material to be engineered, compacted and approved for future building and/or parking area
- Pricing range accounts for variables related to site work that may be required by the City of Asheville. Primary variables are the Oakland Drive improvements and stormwater infrastructure
- Detailed scope and pricing will be determined once preliminary approval is received from AB Tech and the process of plan submittal/approval begins with COA.

REVISED ARTICLE 46 REVENUE PROJECTIONS

- Article 46 Sales Tax Funds – fund balance forecast showed that growth has slowed, and it is currently at 5%.
- Expenditures
 - General Maintenance Victoria Road Campus
 - Enka Campus – New TCC Roof, Roof getting fixed first than other renovations
 - FY 22 Project – Demo of Vacant Enka Tower - Energy Conservation Measures
 - FY 22 Project – Hemlock Stormwater Projects
 - FY 23 Stormwater Project – South Campus Training Facility Actual Expenditures

Commissioners Whitesides and Chair Moore discussed the need to keep funds in reserve. The tax does not sunset. Earmark for A-B Tech sunsets in 2027. Mr. Evans mentioned that the debt service goes beyond 2027. Mr. Lane and Mr. King recommended a bill would need to go before the commissioners to keep this going. Chair Moore recommended to reach out to Senator Mayfield to update her on this information. Dr. Gossett mentioned he would talk with the Senator and Commissioners regarding this matter. Mr. Lane mentioned that this program has support from the voters.

Commissioner Whitesides made a motion to approve the Article 46 Sales Tax Funds – fund balance forecast (page 9 in packet). Mr. Lane seconded, and the motion passed unanimously.

OTHER BUSINESS

Pratt and Whitney Training Facility

- If A-B Tech does not use the space within 5-10 years it reverts back to Pratt and Whitney. There is no deed.
- Currently training is occurring on the A-B Tech campus
- This facility would be used for additional training that was planned before the pandemic that might not be the focus post-pandemic. The facility would be used by Pratt and Whitney but also for other training.
- Construction of the facility would be ~10 million dollars.

ADJOURN

On a motion properly made, the meeting adjourned at 4:00 P.M

Respectfully submitted,
Lisa Richman,
Recording Secretary