



**SPECIAL CALLED MEETING MINUTES OF THE  
PAMLICO COUNTY BOARD OF COMMISSIONERS  
FRIDAY, AUGUST 25, 2023**

The Pamlico County Board of Commissioners held a Special Called Meeting on Friday, August 25, 2023 at 8:15am in the Patsy H. Sadler room of the Pamlico County Courthouse. Commissioners Missy Baskervill, Kari Forrest, Candy Bohmert, Ed Riggs, Doug Brinson, Pat Prescott, and Carl Ollison were present. Also present were County Manager Tim Buck, Finance Officer Bill Fentress, and Clerk to the Board Chantelle Allison.

Chairman Riggs called the meeting to order and provided an explanation of why the meeting was scheduled. At the regular meeting on Monday, August 21, 2023 Commissioner Baskervill had challenged the addition of a Resolution in Support of the Development of Affordable Multi-Family Housing within Pamlico County, and the addition of a Public Comment period, because both additions were approved by a vote of 4:3, not a supermajority vote of approval. Therefore, this Special Called Meeting was scheduled in order to revote on the topic; due to the deadline to enter the grant application at close of business on August, 25, 2023, it could not wait until the next regular scheduled meeting.

Commissioner Prescott made a motion, seconded by Commissioner Ollison to (1) Approve a Resolution in Support of the Development of Affordable Multi-Family Housing, (2) Approve a Developer Agreement with Halcon Development, LLC/Carolina Statewide, LLC and (3) Approve a Developer Agreement with Mills Property Development, LLC.

Commissioner Riggs opened the floor to the Commissioners for discussion. There was not a Public Comment period for this meeting.

Commissioner Baskervill had several questions for Economic Developer Beth Bucksot, including responsibility for monitoring the project, hold harmless responsibilities, and plans for resolving any problems with the project or the Town of Grantsboro if need be.

Ms. Bucksot explained there are funds incorporated into the Grant to help with monitoring costs, Developers have the burden of compliance with annual monitoring, the hold harmless term was for 20 years post construction, and that the Developer Agreements were not intended to contain all of the information on the project, there would be formal Contracts later in the process that would be much more detailed.

There was other Board discussion regarding a study for the need for multi-family housing and preliminary market analysis performed by the developers before submitting their interest, explanation that the grant funds are available to Counties but not individual cities/towns and therefore Grantsboro wasn't able to apply for the grant directly, continued concerns about water/sewer needs and feeling rushed through the grant process.

Several Commissioners addressed the public who were present, explaining they were trying to serve the public as best as they could, and had the County's best intentions in mind even when they disagree with other Board members.

Chairman Riggs then called upon the Board for a vote, the motion, as listed above in 3 parts, passed by a vote of 4:3 (Ayes: Forrest, Riggs, Prescott, Ollison. Nays: Baskervill, Bohmert, Brinson)

There being no further business, on a motion made by Commissioner Ollison and seconded by Commissioner Prescott, the Board adjourned until the next regular meeting on Tuesday, September 5, 2023 at 7:00pm. Time recorded: 8:53am

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Chairman

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Clerk to the Board