

MINUTES OF SPECIAL CALL MEETING OF THE MAYOR AND TOWN COMMISSIONERS OF
BILTMORE FOREST HELD TUESDAY, APRIL 14, 2026 at 1:00PM

Be it remembered by those that follow these proceedings that the governing Board of the
Town of Biltmore Forest met and conducted the following business:

Those present:

Mayor George F. Goosmann, III

Commissioner, Doris P. Loomis

Commissioner, Allan Tarleton

Commissioner, Drew Stephens

Town Manager, Mr. Jonathan Kanipe was also present. The purpose of this meeting is to discuss the Police Department and Public Works building projects. DP3 architects were selected by the Town. In April/May 2025, the Board of Commissioners agreed to move forward with the design. Edifice Construction was also selected.

Since September 2024 until the present, the pricing has increased. Representatives from DP3 and Edifice presented an architectural overview of both the Police Department and Public Works plans. Ms. Amy Vitner from First Tryon Advisors was also present to explain the financial analysis. She said the Town has very little debt outstanding. The current project budget is estimated to be between \$16.5 and \$20 million. In order to fund the projects, the Town anticipates utilizing a combination of debt and Town fund balance. The Town intends to amortize the proposed debt on a 20-year, level principal basis. Debt service would be repaid from property tax revenues and will likely require a property tax adjustment to cover the payments. The loan would be secured by a Deed of Trust on the Police Department and/or Public Works facilities.

The new Police Department headquarters will be located on the existing Town Hall complex and the new Public Works facility will be located on a separate 10.3 acre parcel.

Phase 1 of the project would be to construct the new Public Works facility(plans attached). Phase 2 would be to demolish the existing Public Works shed on the Town Hall site and construct the new Police Department building. Phase 3 would include demolishing the existing Police Department building and construct a new parking lot. Additional renovations may be made to the Town Hall building during this time.

The fueling station would be at the Public Works site behind the gate. There will also be secure staff parking at the Police Department.

On the Public Works site, vehicles and equipment to be enclosed to ensure longevity. There will also be office space, lift areas, and wash bays. There will also be 2-3 supply rooms. The cost for the site work and erosion control measures is higher than it was 10-15 years ago. We have changed the plan so the parking is tucked in a bit and is tighter. Aesthetics of the building were discussed and gables on the outside were discussed.

Future tax rates were also discussed. In the future, there will be a Public Hearing and final approval for the project which the public is also invited to attend.

The meeting adjourned at 2:29 pm

ATTEST:

Laura Jacobs, Town Clerk

George F. Goosmann, III, Mayor