CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

August 4, 2026

Chairperson Teresa McCall
Transylvania County Board of Commissioners
101 South Broad Street
Brevard, North Carolina 28712

Dear Chairperson McCall,

At its August 3, 2026, meeting, the Brevard City Council endorsed the transmission of this letter expressing its interest in the possibility of the City of Brevard occupying the old Transylvania County courthouse upon completion of the new courthouse facility.

It is the Council's hope that Transylvania County will partner with us to explore the possibility of making this historic building Brevard's "new" City Hall, thus maintaining the county's most notable building as a civic space. It is important that this iconic architectural gem remains active and open to the community and we believe that under our stewardship it can continue to breathe life into the heart of the county seat by serving as the functional, well-preserved home of our municipal operations.

Our request is also a practical one; the City organization has immediate space needs. Our intention is to relocate the City of Brevard's governing board, administrative, finance, and planning functions to the circa 1886 and circa 1900 portions of the building. This entails the need for a public meeting chamber, conference rooms, space for records storage, a publicly accessible payment window, and workspace and related amenities for up to forty staff people.

In addition, we wish to explore the circa 1910 portion of the courthouse as a home for our law enforcement agency. The Brevard Police Department currently occupies leased space at 132 Commerce St. Though this space is adequate, the City wishes to have all its services in City-controlled spaces. We also believe there are community benefits to having municipal law enforcement centrally located in the downtown core. Finally, the lease for BPD's current space expires in June 2029, with a large rent increase expected if it's renewed beyond that date, so a relocation could help that agency's bottom line.

There is a significant amount of interest—from us and, we believe, from members of the public—in repurposing the courthouse as Brevard's City Hall. What's more, we believe repurposing represents significant value for both City and County taxpayers, as Transylvania County could receive cash in-hand to offset costs of the new courthouse, and Brevard would certainly pay less for this facility than it would to construct new.

We are open to exploring all manner of conveyances up to and including an as-is fair market value purchase. The City has engaged First Tryon Advisors, a firm you're familiar with, to assess our borrowing capacity, and we should have the results of their work by the end of CY 2026.

To inform the conversation, we offer to underwrite the cost of an appraisal to establish the building's fair market value. We ask only for your assistance in arranging access to the building's interior for the appraiser, as well as help arranging access for an architectural firm contracted by the City to estimate the cost of necessary interior updates.

The City of Brevard thanks Transylvania County for a century of stewardship to the courthouse building, and we pledge to maintain the same level of respect and care for this treasured symbol of our community.

Best regards,

Maureen Copelof
Mayor

Cc: Jaime Laughter, County Manager
Brevard City Council
Wilson Hooper, City Manager
Mack McKeller, City Attorney

DRAFT