

Commission Members

Sharon C. Bryant
Jimmy Dillahunt
Sarah Proctor
Leander Morgan
Steve Strickland
Julius Parham
Tabari Wallace



Chair
Beth Walker
Co-Chair
Kip Peregoy
Executive Director
Zeb Hough
Ex-Officio Members
Rick Prill
Barbara Best
Hazel Royal

**The Redevelopment Commission
February 15, 2024, 6 P.M.
Development Services Conference Room
303 First Street**

1. Call to order and Welcome.
2. Roll Call.
3. Consider Approving the Agenda.
4. Consider Approving Minutes (January 10th and January 27th)
5. Mission Statement and Guiding Principles
6. Public Comment
7. Consider accepting a request to purchase:
 - a. 808 Bern Street (PID: 8-007-327)
 - b. 810 Bern Street (PID: 8-007-328)
8. New Business:
 - a. Consider Adopting Proposals for fiscal year 2024/2025
 - i. W. A Street Project
 - ii. Deed restrictions and Covenants Project
 - iii. First Avenue Project
 - iv. Bloomfield Street Project
9. Staff Report
10. Closed Session
11. Adjourn.

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD
CALL (252) 639-2931 NO LATER THAN 3 P.M. THE DATE OF THE MEETING.

AGENDA ITEM COVER SHEET



Agenda Item Title: Consider adopting Agenda.

Date of Meeting: <u>2/15/2024</u>	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	The agenda was circulated, and no addendums have been made. As a matter of order, the agenda needs to be adopted as presented to conduct public business.
Actions Needed by Board:	The Commission should consider any changes needed to the agenda and needs to accept and adopt the agenda.
Backup Attached:	
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

AGENDA ITEM COVER SHEET



Agenda Item Title: Consider approving Minutes. (January 10, 2024 & January 27, 2024)

Date of Meeting: <u>2/15/2024</u>	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	The minutes were prepared in accordance with general statutes and have been presented to the Commission ahead of the meeting.
Actions Needed by Board:	The Commission should consider any changes needed to the minutes and consider accepting and approving them.
Backup Attached:	
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

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**City of New Bern
Redevelopment Commission Meeting
300 Pollock Street- City Hall
January 10, 2024
Minutes**

Members Present: Beth Walker, Sharon Bryant, Kip Peregoy, Steve Strickland, Julius Parham, Jimmy Dillahunt Sr., Leander Morgan Jr,

Ex-Officio Members Present:

Members Excused (E)/Absent (A):

Sarah Proctor, Tabari Wallace

Staff Present:

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

1. Call to order and Welcome.

The Redevelopment Commission of New Bern, North Carolina, met for its monthly business meeting on January 10, 2024. The meeting commenced and was promptly called to order by the chair at 6:10 p.m. in the courtroom of City Hall. Staff called the roll, and a quorum was established.

2. The agenda was reviewed, and the call for a motion was made. Julius Parham made the motion to approve the agenda as given; Kip Peregoy seconded the motion. The agenda was approved unanimously by voice vote.

3. Item three was a call to approve the minutes of the months of November and December. In addition, the chair called for a motion to approve the closed session minutes for October, November, and December. The motion was made to approve all of the minutes as presented by Julius Parham. The motion was seconded by Kip Peregoy and a voice vote was called. The motion carried unanimously.

4. The Commission recited the Guiding Principles.

5. Public Comments:

Mrs. Ruth Cooper provided an update on the Phoenix project and its activity in the last year. She assured the commission of the group's commitment to continue its mission and invited the commission to be a part of the work.

6. Consider Amending the purchase agreement for 209 Bryan Street:

Staff explained that due to a defect in the title for 209 Bryan Street, Mr. Charles Diggs has been unable to proceed with closing the sale on the property.

Mr. Charles Diggs and Ms. Cecelia DiCarlo were present for the discussion and said that they are still interested in purchasing 209 Bryan Street. MR. Diggs again respectfully requested that the Redevelopment Commission remove the required time constraint for construction so that he could move forward with the process.

The Commission had a discussion considering the request. Kip Peregoy suggested that instead of lifting the time restraint totally, the commission could extend the current condition to a 48-month period to give adequate time for home construction to begin. Discussion about the idea took place amongst the commission. After this conversation, Kip Peregoy made the motion to modify the time restriction to a period of 48 months after closing for construction to commence. Leander Morgan seconded the motion, and the role was called. The motion carried unanimously.

7. Housing Group Report:

Kip Peregoy gave a report of the prior month's housing working group meeting. He indicated that the working group discussed strategic projects to be presented at the strategic planning session. The group also reviewed the projects that the commission is currently working on. Next, he indicated staff was looking into the ten lots donated by the county to give an update on where each of those parcels are. Mr. Peregoy presented the working group's recommendation for 808 and 810 Bern Street as part of this report.

8. Consider accepting a request to Purchase 808 and 810 Bern Street (*PID 8-007-328 and 8-007-327*):

Jose Sutuj presented a request to purchase two Bern Street parcels, which Jose intends to combine and build a single-family home. Jose and his family own the property directly across the street, and he plans to utilize the property as a home for his son. Provided to the commission was a diagram of the potential home. Mr. Sutuj said that he hoped to begin home construction early in the new year. The housing working group reviewed Mr. Sutuj's request, and Kip Peregoy recommended that the upset bid be initiated for these parcels with the specific restrictions of

- No Junk cars are stored on the property.
- Construction is to commence within one year.
- Low/Moderate income resident occupancy

Steve Strickland seconded the motion. Discussion took place concerning the upset bid process, and the Role was called. The motion carried unanimously.

9. Neighborhood Working Group:

Leander Morgan Jr. gave his observations on the happenings in the community. He described the landscape of the work being done in the RDC zone and affirmed his intention to work with the Phoenix project on clean-up projects.

10. Health and Wellness Working Group:

No Report was given.

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11. Rules of Procedures Project Group:

No Report was given.

12. Strategic Planning Project Group:

Julius Parham reported that the Strategic Planning session is being worked on, and the need has risen to modify its date and time so that a full quorum will be present.

13. New Business:

Staff provided an amended draft calendar for the commission to adopt. The February meeting was discussed, and Kip Peregoy motioned to change the strategic planning session date to January 27th from 9 am until noon at the development services board room. Julius Parham made the second, and Chair Walker called for a voice vote. The motion carried.

Staff also gave an update on the progress of the Walt Bellamy houses. The framing was to begin the following week, and all three houses are on track to meet the construction timeline.

Staff also gave the commission the update that Habitat for Humanity is beginning the process of working with CDBG. The 911 Eubanks house was renovated and moved with CDBG funds, and as such, those funds will be held against the property to ensure program outcomes are achieved as designated in the sub-recipient contract and required by national objectives.

14. Closed Session:

Chair Walker called for a closed session according to G.S 143.318.11 (a) (5). Commissioner Parham made the motion to go into closed session, which was seconded by Commissioner Strickland and passed unanimously by voice vote. The Commission went into a closed session at 7:10 P.M.

15. After the Closed session was adjourned, the Commission resumed its open meeting. Kip Peregoy indicated that after some reflection, he wanted to modify his earlier motion pertaining to the February Schedule. His new motion was to change the Strategic session to January 27th and for the commission to include a regular business meeting on February 15, 2024. Steve Strickland seconded the motion. A voice vote was called, and the motion was carried.

16. Adjournment:

A motion was made to adjourn by Kip Peregoy and seconded by Julius Parham. The meeting was adjourned at 7:32 P.M.

Date approved: _____

Beth Walker, Chair

Attest: _____
Zeb Hough, Executive Director

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD
CALL (252) 639-2931 NO LATER THAN 3 P.M. THE DATE OF THE MEETING.

Commission Members

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Jimmy Dillahunt
Sarah Proctor
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Steve Strickland
Julius Parham
Tabari Wallace



Chair

Beth Walker

Co-Chair

Kip Peregoy

Executive Director

Zeb Hough

Ex-Officio Members

Rick Prill

Barbara Best

Hazel Royal

**City of New Bern
Redevelopment Commission Meeting
300 Pollock Street- City Hall
January 27, 2024
Strategic Planning Minutes**

Members Present: Beth Walker, Sarah Proctor, Kip Peregoy, Steve Strickland, Julius Parham, Jimmy Dillahunt Sr., Leander Morgan Jr, Tabari Wallace

Ex-Officio Members Present:

Members Excused (E)/Absent (A):

Sharon Bryant

Staff Present:

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

1. Call to order and Welcome:

The Redevelopment Commission of New Bern, North Carolina, met for its annual strategic planning meeting on January 27, 2024. The meeting commenced and was promptly called to order by the chair at 9:00 A.M. in the conference room at Development Services. Staff called the roll, and a quorum was established.

2. Consider Approving the agenda:

Per procedure, the agenda was prepared and edited based upon the feedback given to staff. The agenda was reviewed, and a motion was made by Julius Parham and seconded by Jimmy Dillahunt Sr. A voice vote was called for by the chair and the agenda was accepted unanimously.

3. Review of the Redevelopment Commission's Mission Statement:

Beth Walker addressed the commission to thank the commissioners who have served the commission since its inception. She then read the commission's mission statement and urged the Commission to reflect on the mission statement and how the commission is going to fulfill it in the next five years.

4. Housing and Redevelopment Presentation:

Mr. Reginal Barner presented his experience over the last three decades in housing and redevelopment. He asked the commission to reflect on who the redevelopment commission is and who the redevelopment commission wants to be when "grow up". He spoke about building financial sustainability and creating long term impact for blighted communities. In summary, Mr. Barner suggested that the housing authority of New Bern and the commission could do great work together as partners, and explained to the commission some possibilities of how that partnership could work. The Commission had robust discussion about Mr. Barner's presentation and thanked Mr. Barner for coming.

5. Overview of Challenges and Successes:

Attorney Jaimee Bullock and RDC Executive Director, Zeb Hough presented on several items that face the commission as it begins work in its sixth year. These challenges included the length and efficiency of its processes. It's ability to bring a plan to completion, and the ability to establish processes for consistent operations. The Commission had robust discussion concerning its challenges and thanked staff for the presentation. Then, the Commission acknowledged its successes over the past year. In 2023, these included the forward movement with the Eubanks home, and the lengths made to bring the health and wellness center into existence. Finally, the Walt Bellamy housing development was discussed, and the Commission discussed the desire to have more successes in 2024.

6. Commission Business:

a. Consider Reviewing Request for amendment of 209 Bryan Street

Kip Peregoy asked the commission to review the request made by Mr. Charles Diggs to remove the time restrictions on the vacant parcel located at 209 Bryan Street. In its January 10, 2024 meeting, the commission passed a resolution to extend the time of construction from 12 months to 48 months, in order to ensure that a home was constructed on the parcel. After reflection, Mr. Peregoy felt it necessary to review this action and made a motion to adopt a resolution that would take away the time restrictions completely so that Mr. Diggs could move forward with his purchase and pursuit of a clean title. The motion was seconded by Leander Morgan, and a voice vote was called. The motion passed unanimously.

b. Consider Re-structuring working groups into Project teams.

Beth Walker reviewed the history of the Commission's working groups and noted that as the commission begins to focus on the implementation of its development plan, it was necessary to pivot into multiple and holistic project groups that could take on several projects at one time. The project teams would ensure that all commissioners were actively involved in the practical work of the commission and that each project had the benefit of both experience and expertise. The commission had brief conversations about the shift, and Tabari Wallace made a motion to abolish the working groups and implement the practice of forming project teams for future projects of the redevelopment commission. The motion was seconded by Julius Parham. A voice vote was called, and the motion passed unanimously.

c. Consider Adopting Rules of Procedure

Sarah Proctor presented the edited Rules of Procedure and explained the changes she made. The Commission engaged in conversation about the proposed changes and gave staff direction to make some additional changes as well. After this discussion, Julius Parham made the motion to adopt the rules of procedure with the directed amendments made by the commission. The motion was seconded by Jimmy Dillahunt. A voice vote was called, and the motion passed unanimously.

7. Development Project Proposals

Beth Walker opened the floor up to the commission for discussion and proposals.

Leander Morgan presented his feeling that the neighborhood work needed to continue and urged the entire commission to be fully engaged in neighborhood work.

Kip Peregoy presented ideas for developing the W. A Street parcels. This project would consist of demolishing the existing houses, clearing the land, and subdividing the existing parcels into a six-parcel tract that could be developed and sold as affordable housing.

Jimmy Dillahunt presented his idea to begin the work of researching the large tract on first avenue. This project would be a phase one portion of a multiphase strategy to create a residential tract on first avenue.

Tabari Wallace presented his project proposal to take the existing Bloomfield lot where the redevelopment commission demolished a home and rebuild some multi-family housing in its place.

Sarah Proctor presented a proposal for a project that would review the commission's existing policy and details of the deed restrictions and covenants placed on redevelopment owned properties that sell.

Robust discussion was had by the commission in discussing these potential projects. As the scheduled time has been surpassed, Beth Walker suggested that the commission work with Staff to present these proposals at the February 15th business meeting so that the commission could adopt them, and teams could be assigned to carry them out. The commission agreed on this course of action.

8. Adjournment:

A motion was made to adjourn by Julius Parham and seconded by Tabari Wallace. The meeting was adjourned at 12:24 P.M.

Date approved: _____

Beth Walker, Chair

Attest: _____
Zeb Hough, Executive Director

AGENDA ITEM COVER SHEET



Agenda Item Title: Mission Statement and Guiding Principles

Date of Meeting: <u>2/15/2024</u>	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	<p>"The New Bern Redevelopment Commission: Leading the way for community transformation and improvement by directly addressing community needs in the vital areas of public health, infrastructure, housing and economic development. The Commission is committed to an accountable, transparent and publicly driven process."</p> <ol style="list-style-type: none">1. PAST, PRESENT, FUTURE (EQUAL TIME)2. RESPECT OTHER'S OPINIONS3. LISTEN TO BUILD CONCENSUS4. SHARE ACCURATE INFORMATION, PUBLIC PERCEPTION5. STAY FOCUSED, BE ACTION-ORIENTED6. BELIEVE
Actions Needed by Board:	Read and Recite
Backup Attached:	
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

REDEVELOPMENT COMMISSION OF NEW BERN

MISSION AND GUIDING PRINCIPLES

"The New Bern Redevelopment Commission: Leading the way for community transformation and improvement by directly addressing community needs in the vital areas of public health, infrastructure, housing and economic development. The Commission is committed to an accountable, transparent and publicly driven process."

1. PAST, PRESENT, FUTURE (EQUAL TIME)
2. RESPECT OTHER'S OPINIONS
3. LISTEN TO BUILD CONCENSUS
4. SHARE ACCURATE INFORMATION, PUBLIC PERCEPTION
5. STAY FOCUSED, BE ACTION-ORIENTED
6. BELIEVE



AGENDA ITEM COVER SHEET



Agenda Item Title: Consider Accepting Request to Purchase

Date of Meeting: <u>2/15/2024</u>	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Jose A. Sutuj submitted a request to purchase 808 Bern Street (PID: 8-007-327). He presented it to the commission in December, the bid process was published, and his bid was not upset.
Actions Needed by Board:	The commission will need to consider accepting Mr. Sutuj's request to purchase and forward this purchase to the governing board for their approval of the sale of this property.
Backup Attached:	Request for Purchase
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

Craven County

JOSE A. SUTUJ, as Buyer, hereby offers to purchase and REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 808 BERN ST

Subdivision Name:

Tax Parcel ID No.: 8-007-327

Plat Reference:

Being all of that property more particularly described in Deed Book 3640, Page 1169 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$5737.50 and shall be paid as follows:

(a) \$ 286.87, EARNEST MONEY DEPOSIT with this offer by [X] cash [] bank check [] certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 5450.63, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269 and § 160A-514. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by the City of New Bern's Board of Aldermen pursuant to G.S. §160A-514. The deed is to be made to

JOSE A SUTUJ

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

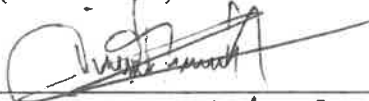
12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials JAS Seller Initials

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

 _____ (SEAL)
 Name: JOSE A SUTUJ
 Date: 11/10/2023 10/17/23 ^{bb}
 Address: 805 BERN ST
NEW BERN, NC 28560
 Phone: 252-571-1877

SELLER

REDEVELOPMENT COMMISSION
 OF THE CITY OF NEW BERN

By: _____ (SEAL)
 Its: _____
 Date: _____

(If a business entity)

By: _____ (SEAL)
 Its: _____
 Address: _____

 Phone: _____

Buyer Initials JAS _____ Seller Initials _____

Craven County Geographic Information System



Craven County does NOT warrant the information shown on this page and should be used ONLY for tax assessments purposes. Page generated on 10/18/2023 at 7:54:35 AM

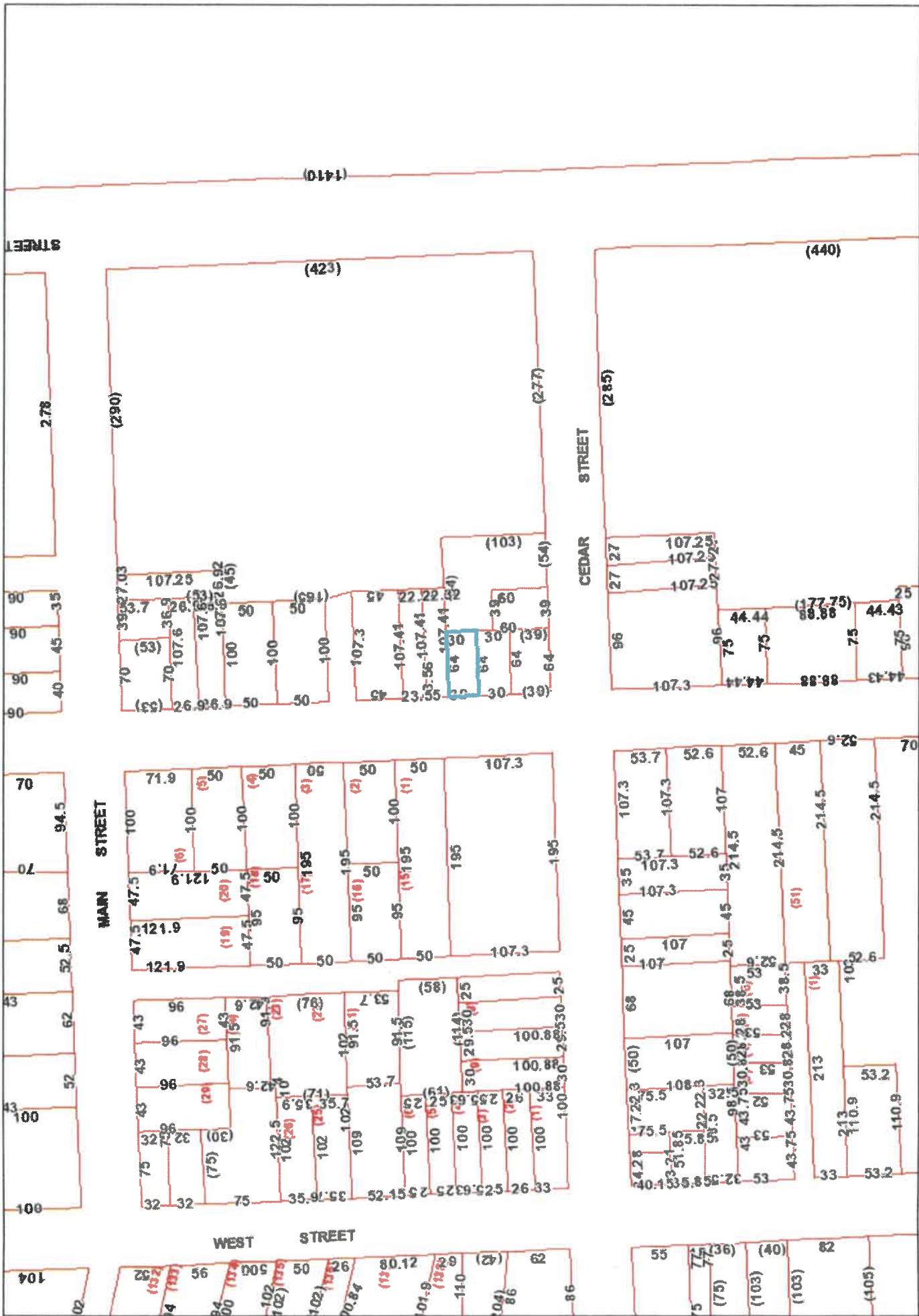
PARCEL ID : 8-007 -327

Owners :	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN		
Mailing Address :	PO BOX 1129 NEW BERN, NC 28563		
Address of Property :	808 BERN ST		
Subdivision :			
Property Description :	808 BERN		
Assessed Acreage :	0.043		
Deed Book Page :	3640 1169	Deed Recording Date :	11 17 2020
Land Value :	\$7,650	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$7,650	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
11/17/2020 3640-1169	NEW BERN-CITY OF	REDEVELOPMENT COMMISSION OF THE	MULTI-PARCEL SALE-2 OR MORE PA	\$0
5/13/2009 2819-0358	BELL, CLARA HRS	NEW BERN-CITY OF	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



1 inch = 123 feet

Craven County GIS 808 Bern St PID 8-007-327

Craven County does NOT warrant the information shown on this map and should be used ONLY for text assessment purposes. Printed on October 18, 2023 at 7:56:40 AM

AGENDA ITEM COVER SHEET

Agenda Item Title: Consider Accepting Request to Purchase

Date of Meeting: <u>2/15/2024</u>	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Jose A. Sutuj submitted a request to purchase 810 Bern Street (PID: 8-007-328). He presented it to the commission in December, the bid process was published, and his bid was not upset.
Actions Needed by Board:	The commission will need to consider accepting Mr. Sutuj's request to purchase and forward this purchase to the governing board for their approval of the sale of this property.
Backup Attached:	Request for Purchase
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

JOSE A. SUTUJ, as Buyer, hereby offers to purchase and REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 810 BERN ST

Subdivision Name: _____

Tax Parcel ID No.: 8-007-328

Plat Reference: G-58-E

Being all of that property more particularly described in Deed Book 3670, Page 169 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$5737.50 and shall be paid as follows:

(a) \$ 286.87, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 5450.63, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

- (a) This contract is not subject to Buyer obtaining financing.
- (b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.
- (c) The Property is being sold subject to all liens and encumbrances of record, if any.
- (d) Other than as provided herein, the Property is being conveyed "as is".
- (e) This contract is subject to the provisions of G.S. §160A-269 and § 160A-514. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.
- (f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by the City of New Bern's Board of Aldermen pursuant to G.S. §160A-514. The deed is to be made to

JOSE A. SUTUJ

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.


12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials JAS Seller Initials _____

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

 (SEAL)
 Name: JOSE A SUTOJ
 Date: 11/10/2023 10/17/23 bb
 Address: 805 BERN ST.
NEW BERN, NC 28560
 Phone: 252-571-1877

SELLER

REDEVELOPMENT COMMISSION
 OF THE CITY OF NEW BERN

(SEAL)
 By: _____
 Its: _____
 Date: _____

(If a business entity)

By: _____ (SEAL)
 Its: _____
 Address: _____

 Phone: _____

Buyer Initials JASS Seller Initials _____

Craven County Geographic Information System



Craven County does NOT warrant the information shown on this page and
 should be used ONLY for tax assessments purposes. Page generated on 10/18/2023 at
 7:56:01 AM

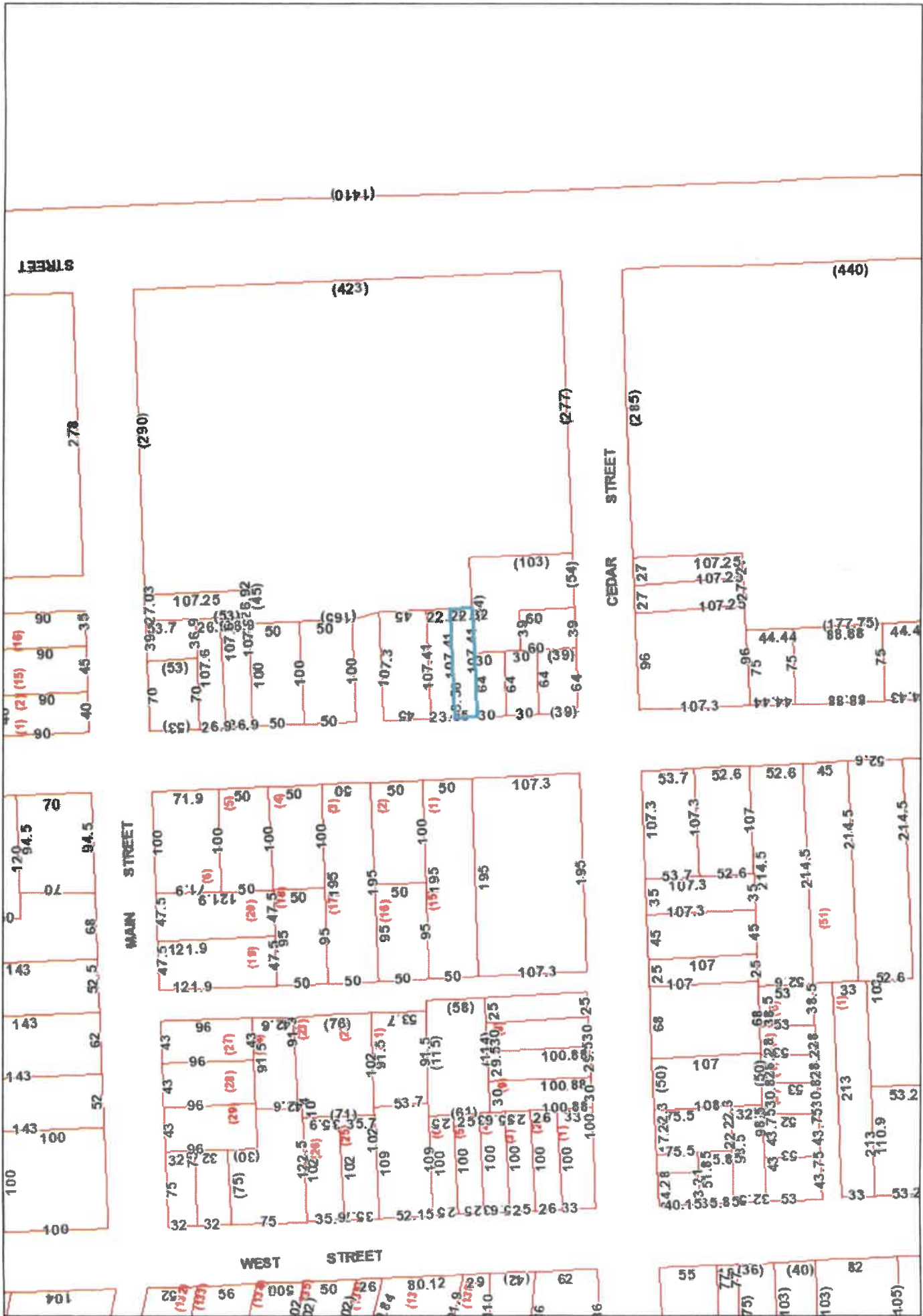
PARCEL ID : 8-007 -328

Owners :	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN		
Mailing Address :	PO BOX 1129 NEW BERN, NC 28563		
Address of Property :	810 BERN ST		
Subdivision :			
Property Description :	BERN ST		
Assessed Acreage :	0.053		
Deed Book Page :	3640 1169	Deed Recording Date :	11 17 2020
Land Value :	\$7,650	Recorded Survey :	G - 58 - E
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$7,650	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
11/17/2020 3640-1169	NEW BERN-CITY OF	REDEVELOPMENT COMMISSION OF THE	MULTI-PARCEL SALE-2 OR MORE PA	\$0
8/6/2009 2848-0518	WINBUSH, JOE L	NEW BERN-CITY OF	STRAIGHT TRANSFER	\$0
8/5/1998 1643-1027	BRONNER, CONSTANCE	WINBUSH, JOE L	STRAIGHT TRANSFER	\$24,000
8/5/1998 1643-1025	BRONNER, CONSTANCE & BARNWELL,	BRONNER, CONSTANCE	STRAIGHT TRANSFER	\$0
1/3/1997 1547-0719	BARNWELL, GEORGE OTIS	BRONNER, CONSTANCE	MULTI-PARCEL SALE-2 OR MORE PA	\$0
1/1/1974 0840-0592	EVANS, OTIS E	BARNWELL, GEORGE OTIS	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



1 inch = 123 feet

Craven County GIS 810 Bern St PID 8-007-328

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AGENDA ITEM COVER SHEET

Agenda Item Title: Consider Adopting Proposals for fiscal year 2024/2025

Date of Meeting: <u>2/15/2024</u>	Presenter: Commission
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	At the Redevelopment Commission's Strategic Planning Session held on January 27, 2024, the decision to work as project teams was agreed to. Several preliminary proposals were discussed. The Commission came to consensus that at the February 15 th meeting, these proposals would be discussed in more detail so that project teams could be formed, and work could ensue on the official projects of the RDC.
Actions Needed by Board:	<ol style="list-style-type: none">1. W. A Street Project2. First Avenue Project3. Neighborhood Coalition Support.4. Bloomfield Street Project/ Health and Wellness Clinic
Backup Attached:	Attachments
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

West A Street Project

Why

- Quiet neighborhood
- Out of floodplain
- Reasonable size project
- Limited potential to create true neighborhood feel

What can be done

- 236 feet of frontage, 108' deep
- Approximately six 40' wide lots for single family detached homes
- Duplexes

What needs to be done to be “project ready”

- Research title on county property
- Acquire adjacent triangular property for lot size uniformity and vegetative buffer to railroad
- Survey the property
- Identify existing w/s connections
- Demolish existing houses
- Clear site to boundary lines, preserve trees if possible

Development options

- Identify outside developer to develop the site
- Develop lots for sale
- RDC build homes for housing partner

Why not 1st Avenue

- Requires more property acquisition
- Requires more demolition
- Requires more complete neighborhood planning

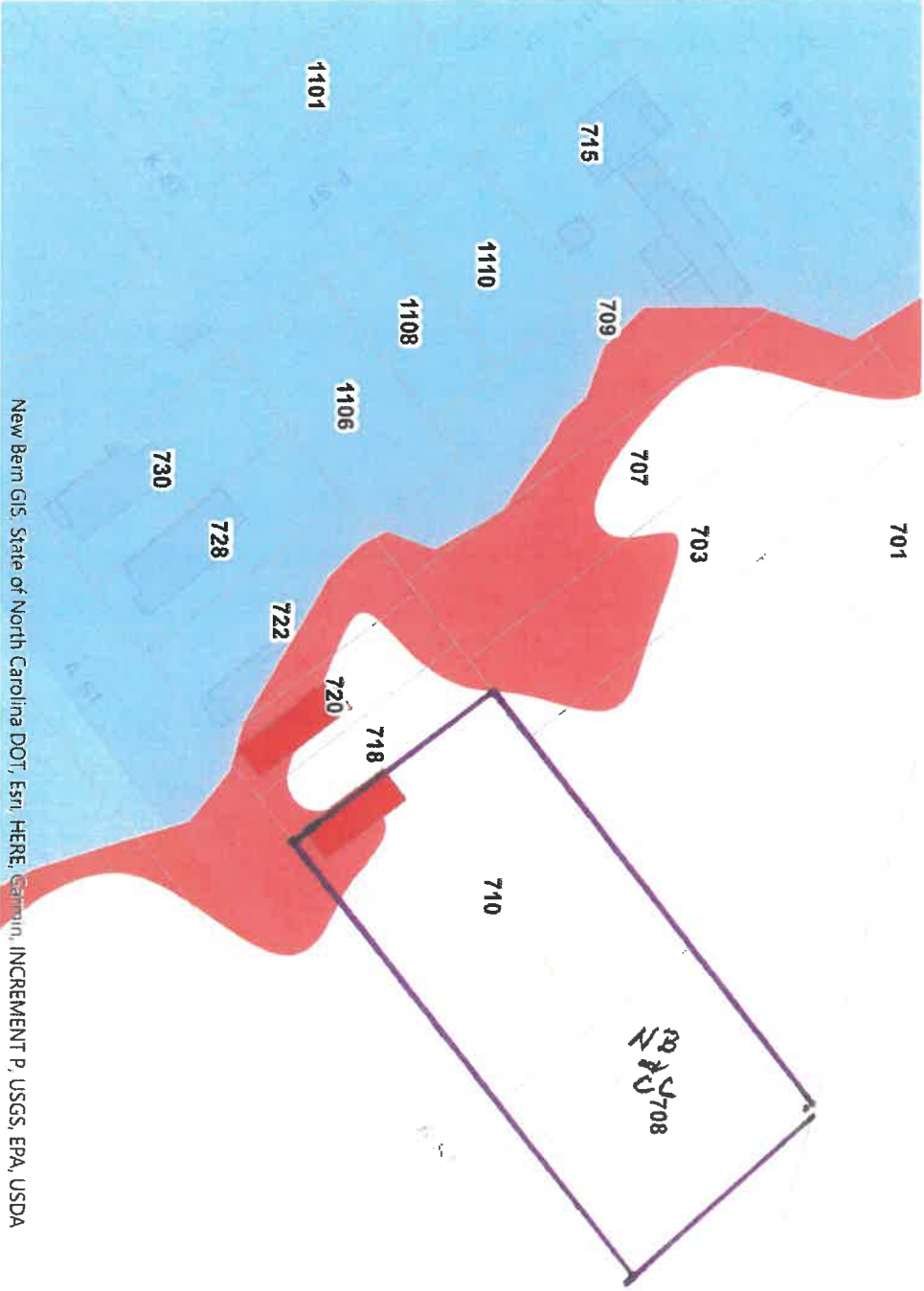


Craven County GIS

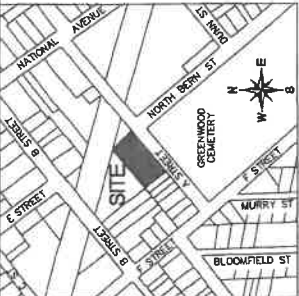
Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on January 28, 2024 at 1:18:52 PM

1 inch = 50 feet

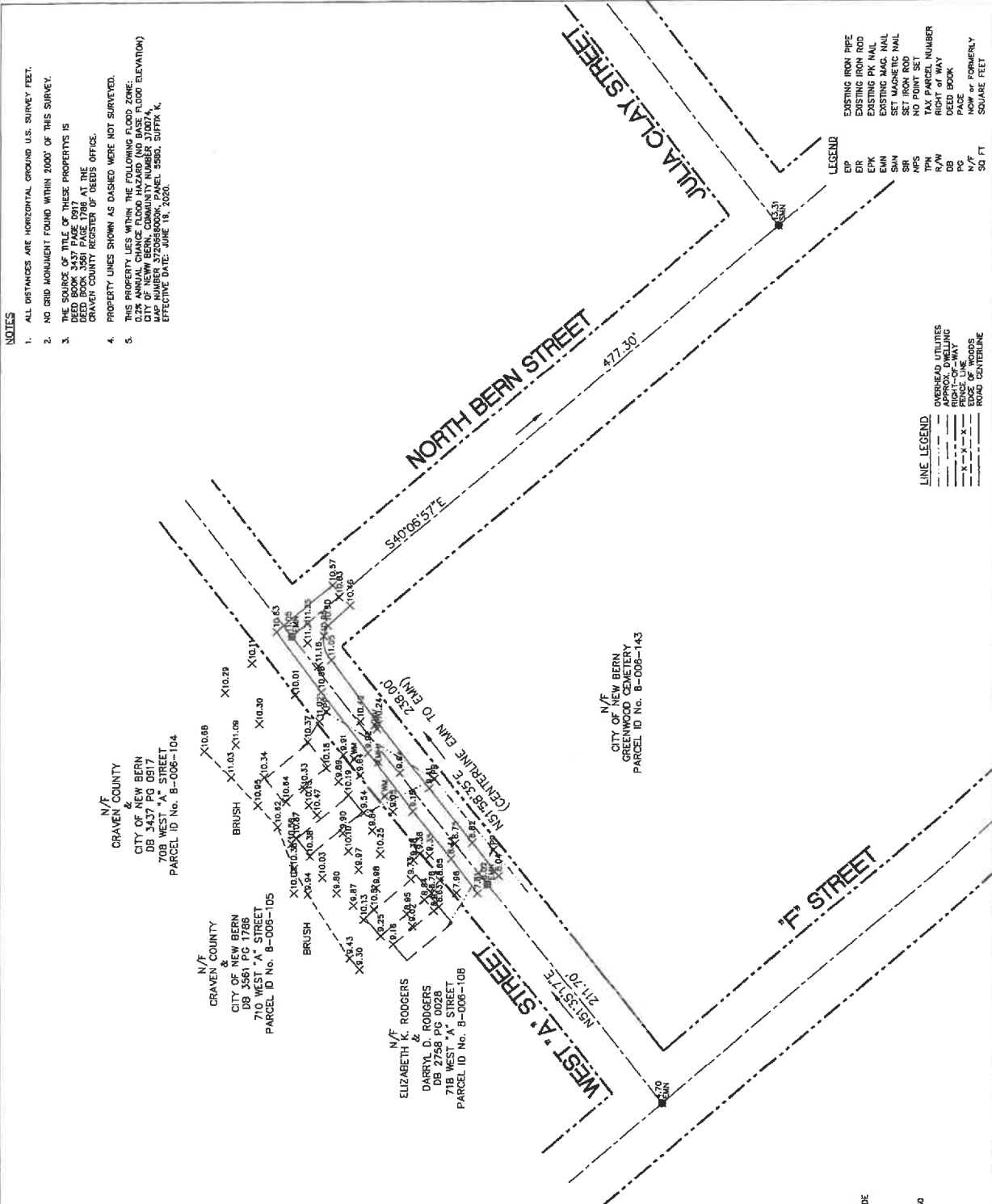




New Bern GIS, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



VICINITY MAP - NOT TO SCALE



NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND U.S. SURVEY FEET.
2. NO GRID MONUMENT FOUND WITHIN 2000' OF THIS SURVEY.
3. THE SOURCE OF TITLE OF THESE PROPERTIES IS DEED BOOK 3437 PAGE 0917 DEED BOOK 3561 PAGE 1786 AT THE CRABBY COUNTY REGISTER OF DEEDS OFFICE.
4. PROPERTY LINES SHOWN AS DASHED WERE NOT SURVEYED.
5. THIS PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONE: 0.2% ANNUAL CHANCE FLOOD HAZARD (NO BASE FLOOD ELEVATION) CITY OF NEW BERN, COMMUNITY NUMBER J10074, PARCEL ID NO. 8-006-104, EFFECTIVE DATE: JUNE 18, 2020.

LEGEND

---	EXISTING IRON PIPE
---	EXISTING IRON ROD
---	EXISTING PK NAIL
---	EXISTING MAG. NAIL
---	SET IRON NAIL
---	SET IRON SET
---	NO POINT SET
---	TAX PARCEL NUMBER
---	RIGHT OF WAY
---	DEED BOOK
---	PAGE
---	FORMERLY
---	50 FT
---	SQUARE FEET

LINE LEGEND

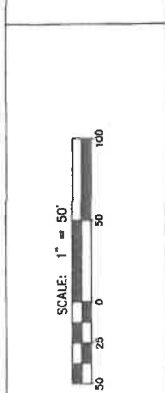
---	OVERHEAD UTILITIES
---	RIGHT-OF-WAY
---	FRANCE LINE
---	ROAD CENTERLINE
---	ROAD CENTERLINE

JOB NUMBER	044-WIS-001
DWG NUMBER	007
SHEET NUMBER	1 OF 1
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	004
COMPUTER FILE	044-WIS-001.dwg

TOPO and LOCATION SURVEY
for the
CITY of NEW BERN
708 & 710 WEST "A" STREET
TAX PARCEL NO's. 8-006-104 & 8-006-105
CITY of NEW BERN - No. 8 TOWNSHIP - CRABBY COUNTY - NORTH CAROLINA
MARCH 30, 2021
SCALE: 1" = 50'

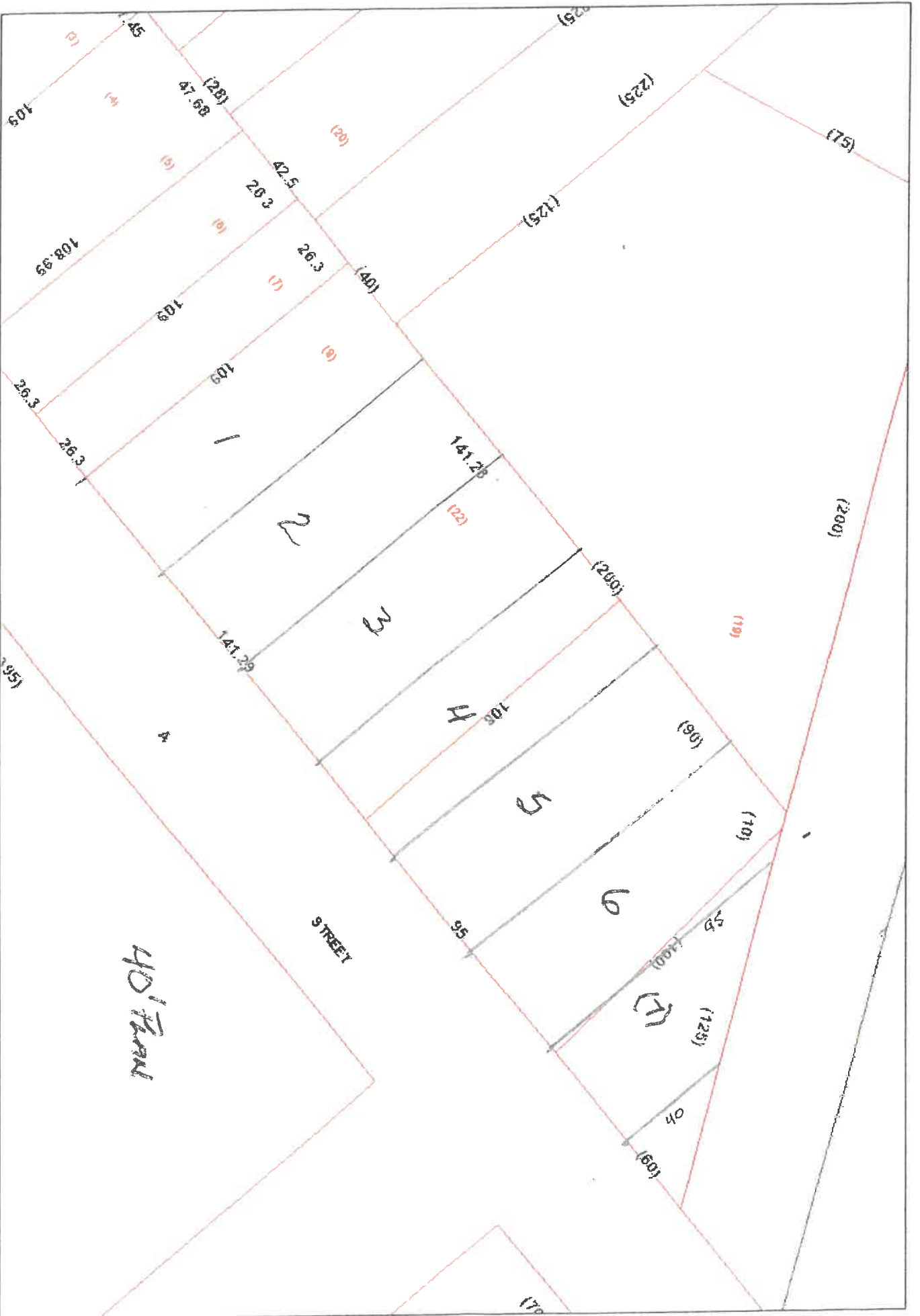
Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9540
josephchance@raegan.com
FIRM LICENSE NO. C-3862

DATE:
MARCH 30, 2021



STATE OF NORTH CAROLINA, CRABBY COUNTY
I, JOSEPH T. CHANCE, PLS. L-3866, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK PAGE 007) THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE DAY AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE _____ DAY OF _____ A.D., 2021.

PROFESSIONAL LAND SURVEYOR, L-3866



Craven County GIS

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warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on

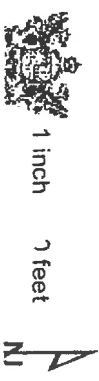
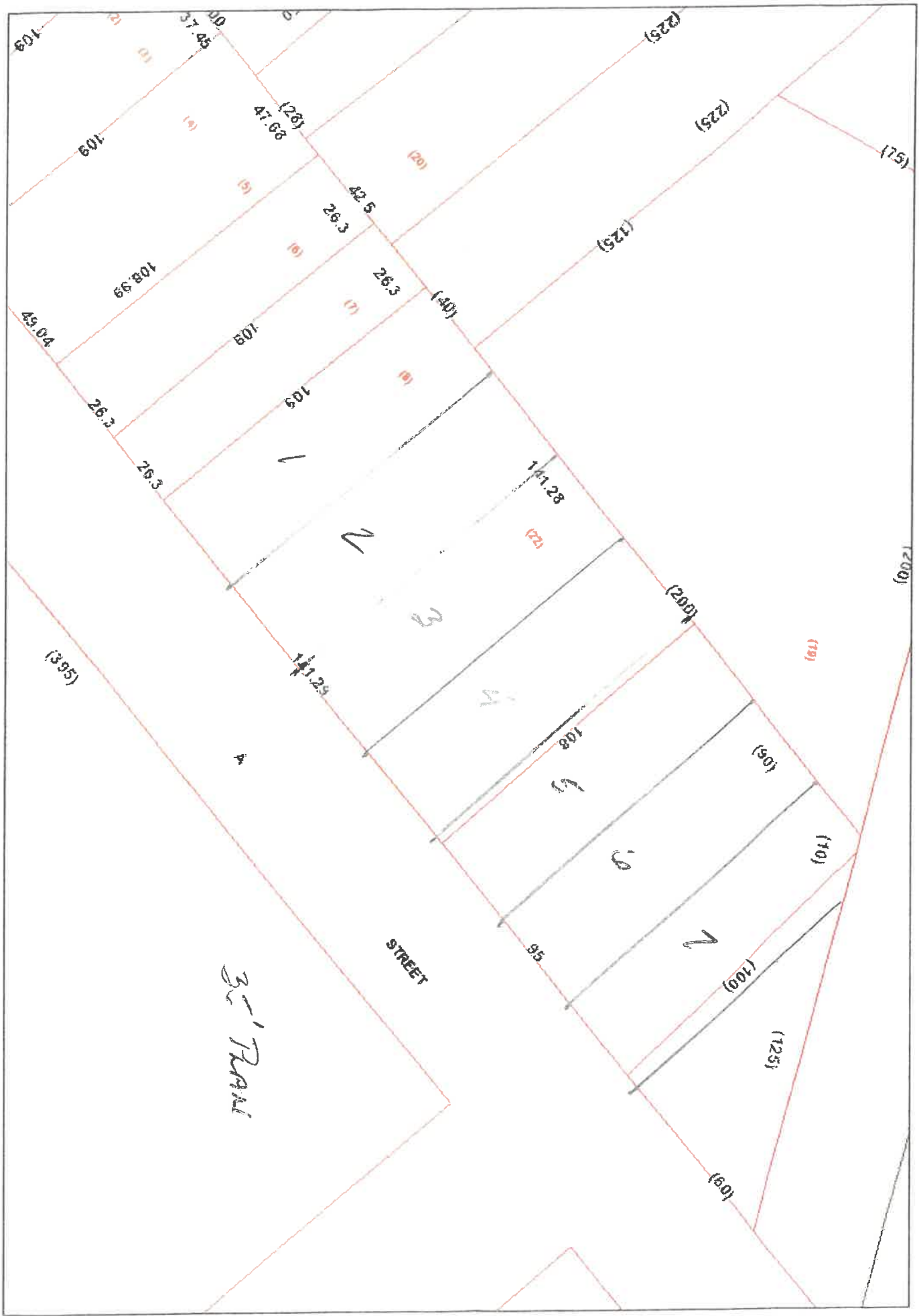
May 15, 2021 at 3:27:27 PM



1 inch

= 70 feet





AGENDA ITEM COVER SHEET

Agenda Item Title: Staff Report

Date of Meeting: <u>2/15/2024</u>	Presenter: Executive Director
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Updates on: <ul style="list-style-type: none">- Walt Bellamy- Eubanks house Preliminary Budget explanation
Actions Needed by Board:	As always, the staff will depend upon the discussion and direction given by this commission.
Backup Attached:	Budget Draft
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

Table: ACSST5Y2022.S0102

	Redevelopment Commission		
	Total: \$44,041.00		
Label	Estimate	Website	
Travel and Training			
Economic Development Finance Professional Certification Program™	\$ 2,360.00	Website Here	
CDBG Basic Course	\$ 375.00		
NCCMA Winter Meeting	\$ 1,400.00		
Natiional APA Conferece	\$ 2,100.00		
LGR	\$ 2,200.00		
Membership, Subscriptions, and Dues			
Carolina Council of Housing Redevelopment and Code Officials	\$ 150.00	Website here	
The National Association of Housing and Redevelopment Officials	\$ 236.00	Website here	
Uniforms	\$ 500.00		
Supplies and Services			
Equipment and Furnishings	\$ 1,500.00		
Total Expense for (Staff) 11117030	\$ 10,821.00		
<i>(Redevelopment Commission proj</i>			
#71190 (Other Professional Servic	\$ 25,320.00		
#72310 (Utilities)	\$ 4,500.00		
#74910 (Other Supplies & Materia	\$ 3,400.00		
Total Expense for (RDC projects) 21167030	\$ 33,220.00		