

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 (CONSULTANT)
Ex-Officio Members
Rick Prill
Barbara Best
Hazel Royal

**MEETING AGENDA
December 13, 2023, 6:00 P.M.
City Hall Courtroom
300 Pollock Street**

1. Call to order and Welcome.
2. Roll Call.
3. Approve the Agenda.
4. Approval of Minutes (November)
5. Guiding Principles
6. Public Comments (limit of 4 minutes)
7. Consider Amending Purchase agreement:
 - a. 209 Bryant Street
8. Consider accepting a Request to Purchase:
 - a. 808 Bern Street PID: 8-007-327
 - b. 810 Bern Street PID: 8-007-328
9. Housing Working Group Report
10. Neighborhood Working Group Report
11. Wellness Working Group Report
12. Rule of Procedure Project Group update
 - a. Additions
 - b. Purchase Procedure Proposal
13. Strategic Planning Project Group update
 - a. Proposed Date
 - b. Agenda items
14. New Business.
 - a. Consider adopting the 2024 Meeting Calendar
 - b. Walt Bellamy Dr. project construction update
 - c. CDBG change update regarding Eubanks house (11/28 CDBG Public Hearing)
15. Closed Session
16. 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 Title: Consider Approving the Meeting Agenda

Date of Meeting: 12/13/2023	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	The agenda was prepared by staff and sent to the commission for review. The presented agenda has been amended according to the direction given to staff. If there are no additional amendments, please consider approving the agenda as presented.
Actions Needed by Board:	A motion is needed to accept the agenda as present and to proceed as outlined.
Backup Attached:	Attached agenda
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

Agenda Item Title: Consider Approving November Minutes

Date of Meeting: <u>12/13/2023</u>	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	<p>Per Procedure, the minutes were prepared according to statues and guidelines provided to staff. They were edited based upon feedback received from the commission.</p> <p>This Month includes the approval of two closed session meetings. October 8, 2023 November 11, 2023</p>
Actions Needed by Board:	<p>If there are no amendments. The commission needs to consider approving these minutes for the public record.</p>
Backup Attached:	<p>Minutes Attached</p>
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

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

**City of New Bern
Redevelopment Commission Meeting
300 Pollock Street- City Hall
November 08, 2023
Minutes**

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

Ex-Officio Members Present:

Hazel Royal

Members Excused (E)/Absent (A):

Sharon Bryant (E)

Staff Present:

Marvin Williams, Assistant City Manager

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

1. Call to order and Welcome.

Chair Beth Walker called the meeting to order at 6:02 P.M. and requested Staff to call the roll.

2. Roll Call.

The Staff established a quorum.

3. Approve the Agenda.

Chair Walker presented the agenda to the Commission as disseminated and asked for a motion to accept. Julius Parham moved to approve the agenda, and Tabari Wallace seconded the Motion. The agenda was accepted as disseminated by voice vote.

4. Approval of Minutes (October)

The chair presented the minutes. Commissioner Dillahunt recommended that the amendment include his presence at the meeting. The Commission agreed. The Motion to accept the October 11th minutes with the amendments was made by Commissioner Proctor and seconded by Commissioner Peregoy. The Motion passed unanimously by a voice vote.

5. Guiding Principles

The Commission read the guiding principles.

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

6. Public Comments (limit of 4 minutes)

No citizens addressed the commission.

7. Housing Working Group Report

Vice Chair Peregoy presented the housing workgroup's report. He reported that for the first time this year, the working group had not met. However, several commissioners focused on assisting with the Walt Bellamy project. No other discussion was had.

8. Neighborhood Working Group Report

Commissioner Morgan shared the concern that with changing seasons, work would have to be done to maintain the redevelopment zone. Several commission members shared that the city had resources to help, such as the public works brush pick-up. Commissioner Morgan thanked the commission and said he would plan a neighborhood clean-up event soon.

9. Wellness Working Group Report

Commissioner Wallace shared his sincere thanks to the members of the commission and the community who have worked to plan the wellness initiative. He shared that while there were no updates, the group is exploring opportunities and will report when there is an update.

10. Rule of Procedure Project Group Report

Commissioner Sarah Proctor reported that the project group had convened, and she is currently working with staff to revise the Rule of Procedure to present to the commission. No further discussion was had.

11. Strategic Planning Project Group Report

Commissioner Parham reported that his group still needed to meet. He was working with Staff to set a date to meet. He reported that the project group will work to invite other redevelopment professionals to come and share what they have done and what has worked. The strategic planning retreat will work to give the commission immediate and long-term goals to work toward. No further discussion was had.

New Business.

Staff Report- Zeb Hough reported that since his November 1st start as the executive director, he had been busy getting acclimated to the new role and responsibilities. He reported that the commission would have a groundbreaking event on Friday, November 11th, at 9 a.m. The event would be a celebration of the three homes that would be provided for the community. He reported that the Eubanks project was in process, and Habitat for Humanity should have ownership by the first quarter of 2024. The financial report was given to the commission as received by staff, and a draft schedule for 2024 was given as well. No further discussion was had.

12. 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 Wallace and passed unanimously by voice vote.

13. Adjourn.

A motion was made to adjourn by Vice Chairman Peregoy and seconded by Commissioner Parham. The meeting was adjourned at 8:17 P.M

Date approved: _____

Beth Walker, Chair

Attest: _____
Zeb Hough, Executive Director

REDEVELOPMENT COMMISSION OF NEW BERN

GUIDING PRINCIPLES

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



Everything Comes Together Here

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 amending purchase agreement for 209 Bryan St.

Date of Meeting: 12/13/2023	Presenter: Zeb Hough
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	209 Bryan Street. Charles and Cilia Diggs are still interested in purchasing 209 Bryan Street despite some unforeseen title issues with the parcel. They have met with an Attorney, to discuss their options on how to obtain an insurable Deed. What they learned is that ownership of 209 Bryan Street comes with a high level of risk and to eliminate the risk will be time-consuming and costly. If we closed on 209 Bryan Street this month, it would be another 20 months before our attorney begins the process of seeking a Quiet Title Action. This delay would be needed to use Adverse Possession as part of the foundation for our lawsuit for A Quiet Title. So, it would take, at a minimum, 32 months just to possibly possess an insurable deed. The Digg's are respectfully requesting that the RDC remove the requirement of construction by time certain from this transaction.
Actions Needed by Board:	Adopt a resolution from the commission to amend the purchase agreement to remove the time restriction to ensure adequate time is given for the buyer to insure the title on the property.
Backup Attached:	Resolution, Quitclaim Deed
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

AGREEMENT TO AMEND CONTRACT

REDEVELOPEMENT COMMISSION OF THE CITY OF NEW BERN, as Seller, and CHARLES E. DIGGS, as Buyer, have entered into an Offer to Purchase and Contract (“Contract”) dated [INSERT DATE], regarding the purchase and sale of 209 Bryan Street, New Bern, NC 28560 (“Property”). Buyer and Seller hereby agree to amend the Contract as set forth below:

1. Settlement Date. The parties agree that Settlement will take place within sixty (60) days of the execution of this Agreement.
2. All terms and conditions of the Contract not specifically amended herein shall remain in full force and effect.

Entered into this ____ day of December, 2023.

REDEVELOPMENT COMMISSION
OF THE CITY OF NEW BERN

By: _____
BETH WALKER, Chairman

CHARLES E. DIGGS

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF
NEW BERN:

That the Chairman is hereby authorized to execute an Agreement to Amend Contract, a copy of which is attached hereto and incorporated herein by reference, on behalf of the Redevelopment Commission of the City of New Bern with Charles E. Diggs to extend the settlement date for the sale of 209 Bryan Street.

ADOPTED THIS 13TH DAY OF DECEMBER, 2023.

BETH WALKER, Chairman

Attested:

ZEB HOUGH, Executive Director

Agenda Item Title: Consider accepting a Request to Purchase:

Date of Meeting: 12/13/2023	Presenter: Beth Walker
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Jose A. Sutuj has submitted a request to purchase two RDC owned parcels. These Parcels across the street from his personal residence. Mr. Sutuj's intention is to beautify the lots and utilize them for workforce housing. a. 808 Bern Street PID: 8-007-327 b. 810 Bern Street PID: 8-007-328 Mr. Sutuj has worked with Staff to give the commission this presentation. He is prepared to answer any questions and has drawings (included here)
Actions Needed by Board:	The Commission may choose: 1. To move forward with disposition of the property to the Purchaser. 2. To ask staff or the developer to provide additional information before they decide 3. Decide not to move forward with the sale of the land for the proposed project.
Backup Attached:	See attachments
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

NORTH CAROLINA

CRAVEN COUNTY

OFFER TO PURCHASE AND CONTRACT

JOSE A. SUTUT, 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 \$5137.50 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 SUTUT

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

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.

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 3640, 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.

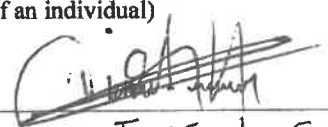
16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

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 SUTOR
Date: 11/10/2023 10/17/23 bbb
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 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

7:56:01 AM

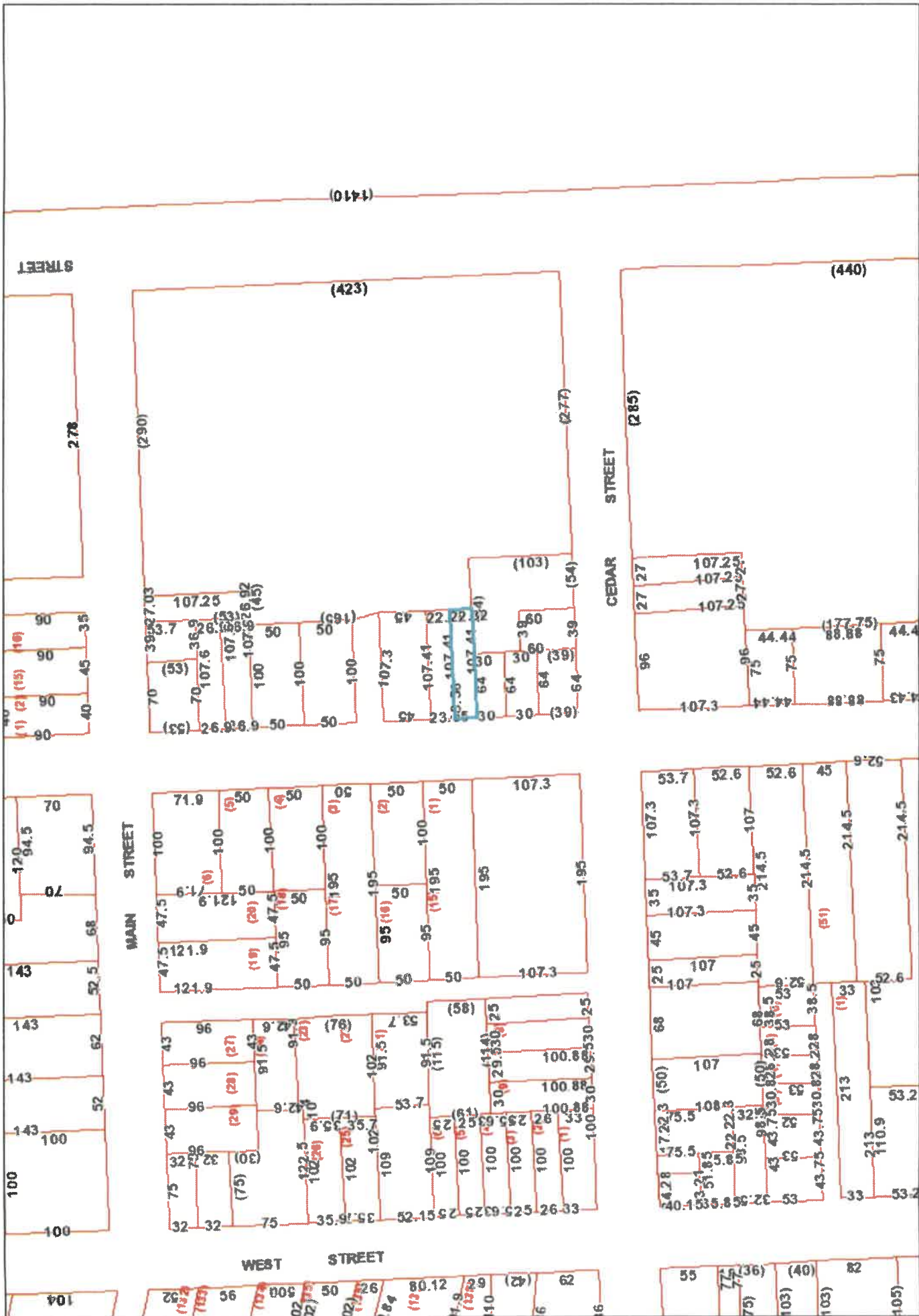
PARCEL ID : 8-007 -328

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

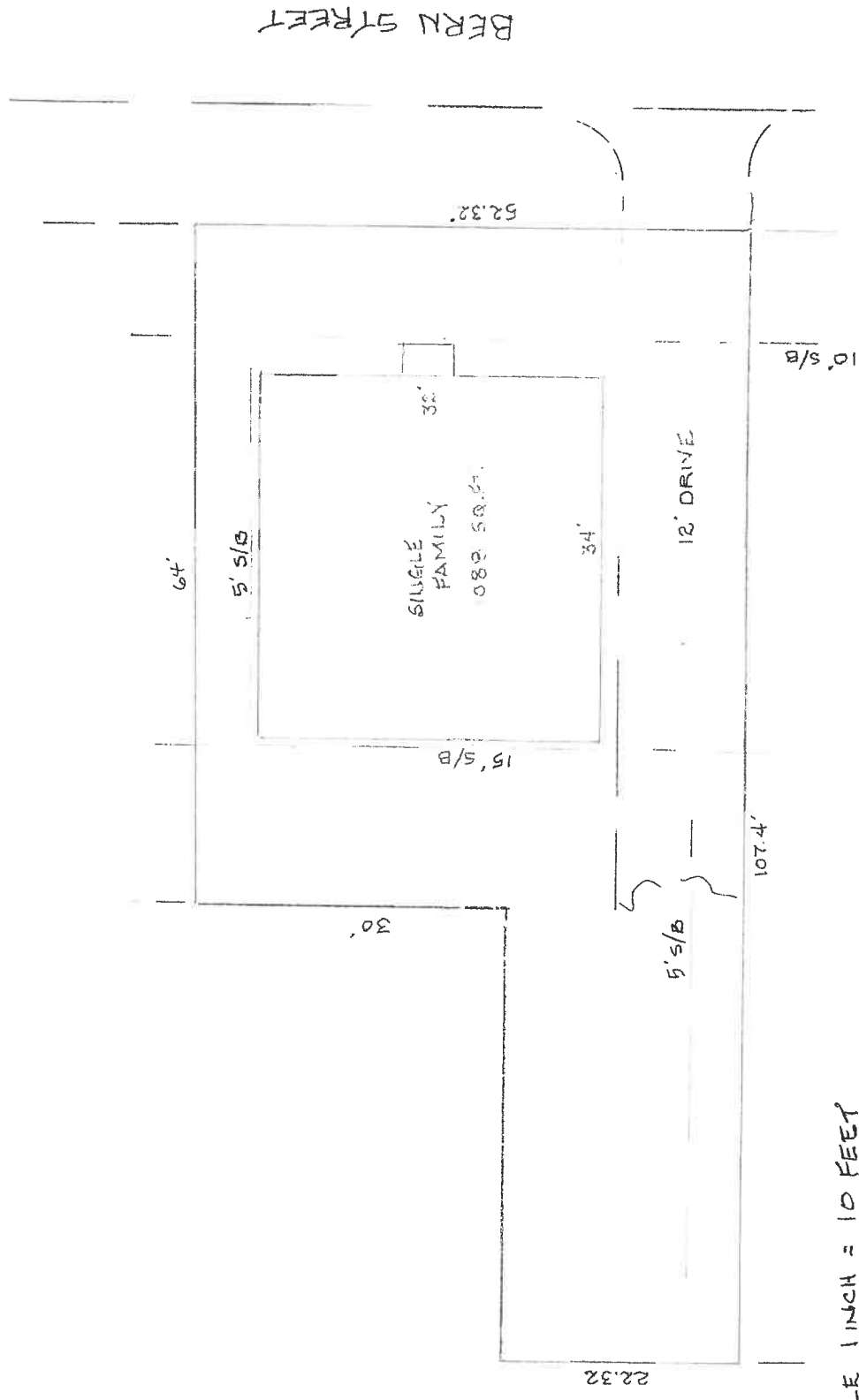
Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
11/17/2020 3640-1169	NEW BERN-CITY OF	REDEVELOPMENT COMMISSION OF THE	MULTI-PARCEL SALE-2 OR MORE PA	\$0
8/6/2009 2848-0518	WINBUSH, JOE L	NEW BERN-CITY OF	STRAIGHT TRANSFER	\$0
8/5/1998 1643-1027	BRONNER, CONSTANCE	WINBUSH, JOE L	STRAIGHT 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.



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

1 inch = 123 feet



SCALE 1 INCH = 10 FEET

808 1/2 810 BERN ST
PROPOSED SITE PLAN

Agenda Item Title: Housing Working Group Report

Date of Meeting: 12/13/2023	Presenter: Kip Peregoy
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Updates on the Walt Bellamy Project.
Actions Needed by Board:	None
Backup Attached:	Report attached
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

Housing Work Group

12/6/2023

Project Updates

- Discussed the trials and tribulations of the CDBG issues with donating the Eubanks house to Habitat.
- Discussed the progress on the Walt Belamy housing project. Slabs are ready for plumbing install. The city has installed water and sewer taps to each site. Colors and material samples have been delivered for review.

A Street site

- Reviewed demolition options and costs for the 3 existing houses

Future sites of interest

- Discussed potential sites of interest to the RDC.
- Directed the ED to investigate.

808 & 810 Bern

- Looked at preliminary plans for the site by potential buyer.
- Discussed the purchasing process for RDC property.
- Recommended that we stay with the current policy until such time as it is presented with the policy and procedures document that is being reviewed by the project work group.

Agenda Item Title: Neighborhood Working Group Report

Date of Meeting: 12/13/2023	Presenter: Leander Morgan Jr.
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	
Actions Needed by Board:	
Backup Attached:	
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

Agenda Item Title: Health and Wellness Working Group Report

Date of Meeting: 12/13/2023	Presenter: Tabari Wallace
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	
Actions Needed by Board:	
Backup Attached:	
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

Agenda Item Title: Strategic Planning Project Group Update

Date of Meeting: 12/13/2023	Presenter: Julius Parham
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	
Actions Needed by Board:	
Backup Attached:	
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

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

**City of New Bern
Redevelopment Commission Meeting
300 Pollock Street- City Hall
Strategic Planning Retreat**

Agenda items: 9 am to 3 pm

1. Presentation from our state (30 mins) Hart Crane- Redevelopment Commission in Greensboro
2. Reinventing redevelopment (30 mins) – DFI UNC Chapel Hill SOG
3. Beth to review of the last Five years and the redevelopment plan. (30 mins)
4. Jaimee to do a review of the bylaws. (30 mins)

Break

5. Presentation on the annual action plan (2 hours)
6. Discussion
7. Adjournment

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

Agenda Item Title: Rules of Procedure Project Group Update

Date of Meeting: 12/13/2023	Presenter: Sarah Proctor
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	
Actions Needed by Board:	
Backup Attached:	
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Additional Notes:

Agenda Item Title: Staff Report

Date of Meeting: 12/13/2023	Presenter: Zeb Hough
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	
Actions Needed by Board:	
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 adopting 2024 Meeting Calendar for the RDC

Date of Meeting: 12/13/2023	Presenter: Zeb Hough
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	The attached Calendar was prepared by staff and contains dates that are in line with the 2023 meeting dates. The commission will meet once per month for a business meeting. The only exception is the month of February where there will be no business meeting, rather a strategic planning work session.
Actions Needed by Board:	Consider adopting the calendar as presented..
Backup Attached:	Click or tap here to enter text.
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

Commission Members

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



NEW BERN

CITY OF NEW BERN

Redevelopment Commission of
The City of New Bern
303 First Street, P.O. Box 1129
New Bern, NC 28563-1129
(252) 639-7587

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
2024 Meeting Calendar**

Agenda Due Date:

January 3, 2024
(No Business Meeting)
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024
October 2, 2024
November 6, 2024
December 4, 2024

Business Meetings:

January 10, 2024
February 18, 2024 (RDC Retreat)
March 13, 2024
April 10, 2024
May 8, 2024
June 12, 2024
July 10, 2024
August 14, 2024
September 11, 2024
October 9, 2024
November 13, 2024
December 11, 2024

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