CITY OF NEW BERN BOARD OF ALDERMEN MEETING JULY 11, 2023 – 6:00 P.M. CITY HALL COURTROOM 300 POLLOCK STREET

- 1. Meeting opened by Mayor Odham. Prayer Coordinated by Alderman Kinsey. Pledge of Allegiance.
- 2. Roll Call.
- 3. Approve Agenda.
- 4. Request and Petition of Citizens.

Consent Agenda

- 5. Consider Adopting a Resolution to Call for a Public Hearing on an Installment Financing Agreement for the Construction of the Stanley White Recreation Center.
- 6. Consider Adopting a Resolution to Approve a Memorandum of Understanding with the Craven County Sexual Assault Response Team.
- 7. Consider Adopting a Resolution to Approve a Memorandum of Understanding with the Eastern Carolina Council Area Agency on Aging for Project Lifesaver.
- 8. Consider Adopting a Resolution to Approve a Memorandum of Understanding with the University of Mount Olive.
- 9. Approve Minutes.

- 10. Conduct a Public Hearing and Consider Adopting an Ordinance to Rezone Properties on Washington Post Road Identified as Tax Parcel IDs 8-223-003 and 8-223-004.
- 11. Conduct a Public Hearing and Consider Adopting an Ordinance to Rezone 3208 Oaks Road (Tax Parcel ID 8-031-A-032).
- Conduct a Public Hearing and Consider Adopting an Ordinance to Initially Zone 29 Properties Identified as Tax Parcel IDs 7-103-010, 7-103-011, 7-103-017, 7-103-018, 7-103-019, 7-103-020, 7-103-064, 7-103-099, 7-103-12001, 7-103-16001, 7-103-19000, 7-103-202, 7-103-204, 7-103-7002, 7-103-9006, 7-103-9008, 7-103-9009, 7-104-12001, 7-104-12003, 7-104-14009, 7-104-9012, 7-300-2000, 7-RAILRD-NCRR, 8-222-074, 8-222-169, 8-222-25000, 8-222-25001, 7-003-11000, and 7-024-019.
- 13. Presentation of the 2023 Retail Market Analysis for the City of New Bern.

- 14. Presentation on Financing Options.
- 15. Consider Adopting an Ordinance for the Demolition of 1503 Queen Anne Street.
- 16. Consider Adopting an Ordinance to Establish the Stanley White Recreation Center Project.
- 17. Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse the Stanley White Recreation Center Project.
- 18. Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse FY24 Vehicles and Equipment.
- 19. Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse the Northwest Interceptor Rehabilitation Phase II Project.
- 20. Consider Adopting a Budget Ordinance Amendment for Fiscal Year 2023-24.
- 21. Appointment(s).
- 22. Attorney's Report.
- 23. City Manager's Report.
- 24. New Business.
- 25. Closed Session.
- 26. Adjourn.

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

Aldermen

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A Ostrom
Director of Finance

Memo to: Mayor and Board of Aldermen

From: Foster Hughes, City Manager

Date: July 06, 2023

Re: July 11, 2023 Agenda Explanations

- 1. Meeting opened by Mayor Jeffrey T. Odham. Prayer Coordinated by Alderman Kinsey. Pledge of Allegiance.
- 2. Roll Call.
- 3. Approve Agenda.
- 4. Request and Petition of Citizens.

This section of the agenda is titled Requests and Petitions of Citizens. This is an opportunity for public comment, and we thank you for coming to the Board of Aldermen meeting tonight to share your views. We value all citizen input.

Speaker comments are limited to a maximum of 4 minutes during the public comment period. At the conclusion of 4 minutes, each speaker shall leave the podium. Comments will be directed to the full board, not to an individual board member or staff member. Although the board is interested in hearing your comments, speakers should not expect any comments, action, or deliberation from the board on any issue raised during the public comment period.

In the board's discretion, it may refer issues to the appropriate city officials or staff for further investigation. If an organized group is present to speak on a common issue, please designate one person to present the group's comment, which shall be limited to a maximum of 4 minutes.

Consent Agenda

5. Consider Adopting a Resolution to Call for a Public Hearing on an Installment Financing Agreement for the Construction of the Stanley White Recreation Center.

(Ward 2) The Local Government Commission and NCGS §160A-20 require a public hearing be held when local governments intend to finance real or personal property by installment contract. The City intends to finance the construction of the new Stanley White Recreation Center, and staff requests a hearing be set for August 08, 2023. A memo Kim Ostrom, Director of Finance, is attached.

6. Consider Adopting a Resolution to Approve a Memorandum of Understanding with the Craven County Sexual Assault Response Team.

To provide services to victims of sexual assault, the New Bern Police Department ("NBPD") has joined with other stakeholders in the region who also desire to provide consistent, coordinated, and compassionate responses to victims. Those stakeholders include, but are not limited to, the Craven County Sheriff's Office, Craven County District Attorney's office, CarolinaEast Medical Center, the Craven County Department of Social Services, Coastal Women's Shelter, and the US Marine Corps. The proposed Memorandum of Understanding ("MOU") provides guidance for each agency with respect to its responsibilities. Of note, the Board previously approved a MOU on September 13, 2022 in which Promise Place was a stakeholder. A new MOU is sought as Promise Place has now been replaced by Coastal Women's Shelter. A memo from Police Chief Patrick Gallagher is attached.

7. Consider Adopting a Resolution to Approve a Memorandum of Understanding with the Eastern Carolina Council Area Agency on Aging for Project Lifesaver.

New Bern Fire and Rescue and the NBPD have been associated with the Dementia Friendly Community Taskforce for several years. Project Lifesaver is an international program for at-risk individuals who are prone to life-threatening wandering because of cognitive issues. The MOU with Eastern Carolina Council Area Agency on Aging ("ECCAA") reflects the City's agreement for its public safety departments to operate the program in this area, while ECCAA assumes responsibility for case management and funding of the program. A memo from Chief Gallagher is attached.

8. Consider Adopting a Resolution to Approve a Memorandum of Understanding with the University of Mount Olive.

On January 14, 2020, the Board adopted a resolution approving a MOU with The University of Mount Olive ("UMO") to assist City of New Bern employees in their pursuit of a higher education. The three-year agreement waived application fees and offered a 10% or 30% tuition scholarship to eligible employees who attended online or onsite classes. A similar MOU is proposed that would again waive

application fees and offer a 10% tuition scholarship to eligible employees. If approved, the MOU will remain in effect until terminated by either party. A memo from Sonya Hayes, Director of Human Resources, is attached.

9. Approve Minutes.

Minutes from the June 27, 2023 meeting are provided for review and approval.

10. Conduct a Public Hearing and Consider Adopting an Ordinance to Rezone Properties on Washington Post Road Identified as Tax Parcel IDs 8-223-003 and 8-223-004.

(Ward 5) Stars & Stripes 4F, LLC requested to rezone 20.44+/- acres from R-10A to a R-8 Residential District. The two parcels, identified as Tax Parcel ID 8-223-003 and 8-223-004, are located on the east side of Washington Post Road at Olivia Road. The Planning and Zoning Board unanimously approved the request at its June 06, 2023 meeting. After conducting a public hearing, it is requested the Board consider adopting an ordinance to rezone the property. The ordinance includes verbiage that satisfies a statement of zoning consistency. A memo from Jessica Rhue, Director of Development Services, is attached.

11. Conduct a Public Hearing and Consider Adopting an Ordinance to Rezone 3208 Oaks Road (Tax Parcel ID 8-031-A-032).

(Ward 5) Jason Sanderson requested to rezone a 0.92+/- acre parcel from R-10 Residential District to C-4 Neighborhood Business District. The parcel, identified as Tax Parcel ID 8-031-A-032, is located on the north side of Oaks Road near North First Avenue. The Planning and Zoning Board unanimously approved the request at its June 06, 2023 meeting. After conducting a public hearing, it is requested the Board consider adopting an ordinance to rezone the property. The ordinance includes verbiage that satisfies a statement of zoning consistency. A memo from Mrs. Rhue is attached.

12. Conduct a Public Hearing and Consider Adopting an Ordinance to Initially Zone 29 Properties Identified as Tax Parcel IDs 7-103-010, 7-103-011, 7-103-017, 7-103-018, 7-103-019, 7-103-020, 7-103-064, 7-103-099, 7-103-12001, 7-103-16001, 7-103-19000, 7-103-202, 7-103-204, 7-103-7002, 7-103-9006, 7-103-9008, 7-103-9009, 7-104-12001, 7-104-12003, 7-104-14009, 7-104-9012, 7-300-2000, 7-RAILRD-NCRR, 8-222-074, 8-222-169, 8-222-25000, 8-222-25001, 7-003-11000, and 7-024-019.

(Wards 3 and 5) Staff identified 29 parcels that were annexed into the City, but were not assigned a zoning designation. Most of the parcels are adjacent to NC Hwy. 55W, Coastal Carolina Regional Airport, and off Highway 70 near Carolina Colours. The parcels were evaluated to determine appropriate zoning. Property owners were

notified by mail on May 11, 2023, and several contacted Development Services with questions. No negative feedback was received. The Planning and Zoning Board unanimously approved the initial zoning designations at its June 06, 2023 meeting. After conducting a public hearing, the Board is asked to consider adopting an ordinance to rezone the property. The ordinance includes verbiage that satisfies a statement of zoning consistency. A memo from Mrs. Rhue is attached.

13. Presentation of the 2023 Retail Market Analysis for the City of New Bern.

The City contracted with Stratford Analytics, LLC to perform a retail market analysis to assess opportunities for retail development in the City of New Bern. The analysis focused on three geographical boundaries and four retail centers. William Rowe, PhD will make a presentation to review the findings and recommendations. A memo from Chris Seaberg, Community & Economic Development Manager, is attached.

14. Presentation on Financing Options.

Ted Cole, Senior Vice President and Manager of Public Finance with Davenport & Co., will review financing options for the Stanley White Recreation Center, sewer improvement projects, and Fiscal Year 2023-24 vehicle and equipment capital purchases.

15. Consider Adopting an Ordinance for the Demolition of 1503 Queen Anne Street.

(Ward 2) A letter of minimum housing deficiencies was sent to the owner of 1503 Queen Anne Street on October 10, 2022. Staff contacted the heirs to the property on March 27, 2023, who confirmed the owner was deceased and expressed their position of wanting nothing to do with the property. A complaint was filed on April 03, 2023 alleging the structure unfit for human habitation. A hearing was scheduled for April 26, 2023, and attended by an heir and potential buyer. The heirs were unsuccessful in multiple attempts to sell the property. To date, permits have not been obtained for the necessary repairs, and the structure remains noncompliant. Public Works estimates the cost of demolition at \$7,590. Pictures of the property and a complete list of chronological events are attached along with a memo from Patrick Ezel, Minimum Housing and Nuisance Supervisor.

16. Consider Adopting an Ordinance to Establish the Stanley White Recreation Center Project.

(Ward 2) The City has received \$500,000 in insurance proceeds and allocated funds of \$7,506,659 from FEMA to rebuild the Stanley White Recreation Center. On May 23, 2023, the Board authorized the execution of a \$13,180,400 contract with T.A. Loving for construction of the facility. This ordinance will establish the project fund utilizing the insurance proceeds, FEMA funds, and debt proceeds. A memo from Ms. Ostrom is attached.

17. Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse the Stanley White Recreation Center Project.

(Ward 2) Pursuant to IRS regulations, it is necessary to adopt a Declaration of Official Intent to Reimburse prior to incurring expenses for the Stanley White Recreation Center Project. Doing so allows the City to pay itself back for items paid for prior to obtaining financing. The cost of the project will be paid through a combination of insurance proceeds, FEMA funding, and debt financing not to exceed \$10,000,000. A memo from Mrs. Ostrom is attached.

18. Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse FY24 Vehicles and Equipment.

The adopted budget for FY23-24 included the purchase of vehicle and equipment capital items totaling \$4,817,506. Pursuant to IRS regulations, it is necessary to adopt a Declaration of Official Intent to Reimburse prior to incurring expenses for the purchases. Doing so allows the City to pay itself back for items paid for prior to obtaining financing. A memo from Mrs. Ostrom is attached.

19. Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse the Northwest Interceptor Rehabilitation Phase II Project.

The Northwest Interceptor Rehabilitation Phase II Project Fund was established on April 26, 2022, and a contract tentatively awarded to Insituform Technologies in the amount of \$1,244,166.60 on June 12, 2023. The project will be funded with \$230,000 in ARPA grant funds and the remainder from financing proceeds. Pursuant to IRS regulations, it is necessary to adopt a Declaration of Official Intent to Reimburse prior to incurring expenses for the purchases. As noted previously, doing so allows the City to pay itself back for items paid for prior to obtaining financing. A memo from Mrs. Ostrom is attached.

20. Consider Adopting a Budget Ordinance Amendment for Fiscal Year 2023-24.

This ordinance amends the FY23-24 General Fund operating budget by appropriating \$360,000 from fund balance for street resurfacing and \$220,000 for sidewalk and curb improvements. These funds were budgeted in FY22-23, but since the projects were not completed, the unencumbered funds were returned to the General Fund's fund balance. The amendment also appropriates \$62,000 from fund balance for anticipated overtime in the Fire Department and \$189,000 for an increase in property and equipment insurance costs. A memo from Mrs. Ostrom is attached.

21. Appointment(s).

- a) Alderman Royal is requested to make an appointment to fill the seat held by Peter Dillon on the Board of Adjustment. Mr. Dillon resigned due to relocating out of state. The new appointee will fill the remainder of his term which expires on June 30, 2025.
- b) Mike Duffy and Kathleen Marty's terms on the Board of Adjustment will expire June 30, 2023. The Board is asked to consider reappointing both individuals or make new appointments to serve for three-year terms. This appointment is open to the Mayor or any Alderman.
- c) Dr. Ruth Cox's term on the Historic Preservation Commission will expire June 30, 2023, and she is ineligible for reappointment. Alderman Royal is asked to make a new appointment to fill Seat 2 for a three-year term.
- d) Raymond Layton's term on the Planning and Zoning Board will expire June 30, 2023, and he is ineligible for reappointment. Alderman Kinsey is asked to make a new appointment to fill Seat 4 for a three-year term.
- e) Pat Dougherty's term on the Planning and Zoning Board will expire June 30, 2023, and he is ineligible for reappointment. Alderman Brinson is asked to make a new appointment to fill Seat 6 for a three-year term.
- f) Lesley Hunter's term on the Police Civil Service Board will expire June 30, 2023. Terms on this board are for a two-year period, and appointees are ineligible to serve consecutive terms. Appointments to this Board are open to any member of the Board of Aldermen.
- g) Tharesa Lee has resigned from the Redevelopment Commission effective July 5, 2023, which is before her term expiration on August 14, 2023. Tabari Wallace's term will also expire on August 14, 2023. The Board is asked to consider the reappointment of Mr. Wallace, identify candidates to fill Mrs. Lee's seat, and plan to discuss these seats at the first meeting in August. Appointments to this Board are open to the Mayor or any Alderman. Currently, three individuals have expressed interest in filling Mrs. Lee's seat and submitted their resumes: Jimmy Dillahunt, Carol Becton, and Agape Adams.
- 22. Attorney's Report.
- 23. City Manager's Report.
- 24. New Business.
- 25. Closed Session.
- 26. Adjourn.

AGENDA ITEM COVER SHEET



Agenda Item Title:
Consider adopting a Resolution Calling a Public Hearing in Connection with a Proposed Installment Financing Agreement to Finance the Construction of the New Stanley White Recreation Center

Date of Meeting: 7/112023 Department: Finance Call for Public Hearing: ⊠Yes□No		Ward # if applicable: Person Submitting Item: Kim Ostrom, Director of Finance Date of Public Hearing: 8/8/2023			
			Explanation of Item:	A Public Hearing must be held on the proposed installment financing agreement to finance the construction of the new Stanley White Recreation Center	
			Actions Needed by Board:		
Backup Attached:	Memo; Resolution				
	? ⊠Yes □No				

available and certified by the Finance Director? □Yes □ No

Additional Notes:

Aldermen

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: City Manager, Honorable Mayor and Members of the Board of Aldermen

FROM: Kim Ostrom - Director of Finance

DATE: June 29, 2023

RE: Resolution Calling a Public Hearing in Connection with a Proposed Installment

Financing Agreement to Finance the Construction of the New Stanley White

Recreation Center

Background

The City is considering entering into an installment financing agreement for the purpose of providing funds, together with any other available funds, to pay the cost of acquiring, constructing, and equipping the new Stanley White Recreation Center. The City is required to hold a public hearing prior to entering into the agreement.

Requested Action

It is recommended that the Board adopt the enclosed Resolution Calling a Public Hearing in Connection with a Proposed Installment Financing Agreement to Finance the Construction of the New Stanley White Recreation Center at its meeting on July 11, 2023.

RESOLUTION CALLING A PUBLIC HEARING IN CONNECTION WITH A PROPOSED INSTALLMENT FINANCING AGREEMENT TO FINANCE THE CONSTRUCTION OF THE NEW STANLEY WHITE RECREATION CENTER FOR THE CITY OF NEW BERN, NORTH CAROLINA

WHEREAS, the City of New Bern, North Carolina (the "City") is considering entering into an installment financing agreement (the "Agreement") pursuant to Section 160A-20 of the General Statutes of North Carolina in the principal amount not to exceed \$10,000,000 for the purpose of providing funds, together with any other available funds, to pay the cost of acquiring, constructing and equipping the new Stanley White Recreation Center for the City; and

WHEREAS, in accordance with G.S. 160A-20(g), the City is required to hold a public hearing prior to entering into the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That a public hearing will be conducted by the Board of Aldermen of the City of New Bern at 6:00 p.m., or as soon thereafter as the matter may be reached, on the 8th day of August, 2023, in the City Hall Courtroom located at 300 Pollock Street in New Bern, North Carolina, as the hour, day and place for the public hearing on the Agreement and hereby directs the City Clerk to publish notice of such public hearing once in the New Bern Sun Journal not later than the 10th day before said date.

ADOPTED THIS 11TH DAY OF JULY, 2023.

	JEFFREY T. ODHAM, MAYOR
BRENDA E. BLANCO, CITY CLERK	

AGENDA ITEM COVER SHEET



Agenda Item Title: New Bern Police Department Memorandum of Understanding (MOU) with Craven County Sexual Assault Response Team (SART)

Date of Meeting: 7/11/2023 Department: Police Call for Public Hearing: □Yes⊠No		Ward # if applicable: N/A Person Submitting Item: Chief Patrick Gallagher Date of Public Hearing:			
			Explanation of Item:	The NBPD is seeking to formalize its relationship with several other regional stakeholders in creating and maintaining representation on this response team.	
			Actions Needed by Board:	Agree to the conditions set forth in the MOU.	
Backup Attached:	Memorandum, MOU, Brochure, Resolution				
Is item time sensitive?	□Yes ⊠No				
Cost of Agenda Item: \$ If this requires an expeand certified by the Fire	enditure, has it l	been budgeted and are funds available ☐Yes ☒ No			

Additional Notes:





P.O. Box 1129, New Bern, NC 28563-1129 (252) 672-4100

Police and Community Come Together Here

To: Mayor Jeffrey T. Odham and the Board of Aldermen

From: Chief Patrick Gallagher

Date: June 30, 2023

Subject: MOU with Craven County Sexual Assault Response Team (SART)

The New Bern Police Department has joined several other stakeholders throughout the region to help provide services to victims of sexual assault. Others who have partnered with us include but are not limited to, Craven County Sheriff's Office, District Attorney 's Office, CarolinaEast Medical Center, Department of Social services, Coastal Women's Shelter, and the US Marine Corps.

This can happen to anyone, with any background, at any point in their lifetime. This encounter may leave individuals feeling helpless, vulnerable, and frightened. There is a delicate balance to gain information while building trust between the victim and law enforcement.

We recognize that victims of sexual assault are likely to encounter one or all of the following: law enforcement, medical professionals, advocates, prosecutors, counselors, and other representatives from a host of different organizations. Providing a holistic approach that helps victims navigate through the process of recovery is the aim of SART and its members.

The MOU attached to this memorandum provides guidance for each agency with respect to their individual responsibilities as it relates to the working relationship between each party. Nothing in this MOU binds the New Bern Police Department or conflicts with statutory requirements or violates our core values.

RESOLUTION

THAT WHEREAS, the Chief of Police and the City Manager have recommended the adoption of a Memorandum of Understanding ("MOU") with the Craven County Sexual Assault Response Team ("SART"); and

WHEREAS, the Board deems it advisable to approve said MOU.

THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That the MOU between the New Bern Police Department and the Craven County Sexual Assault Response Team, a copy of which is attached hereto and incorporated herein by reference, is hereby approved, and the Mayor is authorized to execute same in duplicate originals.

ADOPTED THIS 11th DAY OF JULY, 2023.

	JEFFREY T. ODHAM, MAYOR	
	<u> </u>	
BRENDA E. BLANCO, CITY CLERK	-	

Memorandum of Understanding Craven County Sexual Assault Response Team (SART)

This Memorandum of Understanding (MOU) this entered into by and between Coastal Women 's Shelter, Craven County Sheriff's Office, New Bern Police Department, Havelock Police Department, District Attorney 's Office – Prosecutorial District 4, CarolinaEast Medical Center, Southmountain Children and Family Services Children's Advocacy Center for Craven and Pamlico Counties, Craven County Department of Social Services, Marine Corps Air Station-Cherry Point Marine and Family Programs, NCIS, Craven County Schools, Reviving Lives Ministries, and Duke University CHPIR Teen Pregnancy/Sexual Health.

Together, the Parties enter into this Memorandum of Understanding to mutually promote comprehensive services to all survivors of Sexual Assault, Rape, Trafficking, and PREA victims. Accordingly, the parties operating under this MOU agree as follows:

MISSION

The mission of Craven County SART is to provide a consistent, coordinated, and compassionate response to victims and survivors of sexual assault.

II. PURPOSE AND SCOPE

The Craven County SART members will review Rape, Sexual Assault, Trafficking and PREA cases and practices to facilitate a seamless effort in recognizing and addressing gaps in services, training needs, and identifying underserved populations.

III. RESPONSIBILITIES

Each party will appoint a person to serve as an official representative of each organization in carrying out this MOU agreement.

Each party will respect the protocol and potential limitations of each signatory organization.

IV. TERMS OF UNDERSTANDING

The term of this MOU is for a period of (1) one year from the signing date and will be reviewed annually. Any organization may choose to terminate their participation to this team upon providing written notice.

Each organization of this MOU is responsible for its own expenses related to this MOU. There will not be any exchange of funds between parties for tasks associated with this MOU.

The official representatives and each corresponding signatory organization of this MOU agree to maintain confidentiality due to the sensitive nature of material that may be discussed.

V. AUTHORIZATION

The signing of this MOU is not a formal undertaking. It implies that the signatories will strive to reach, to the best of their ability, the mission, purpose, and scope stated in the MOU.

Memorandum of Understanding Craven County Sexual Assault Response Team (SART)

On behalf of the organization I represent, I wish to sign this MOU.

Name:
JEFFREY T. ODHAM
Title: MAYOR
Organization: <u>CITY OF NEW BERN</u>
Date: <u>JULY 11, 2023</u>
Name:
Title:
Organization:
Date:
Name:
Title:
Organization:
Date:
Name:
Title:
Organization:
Date:

Craven County Partnership

CarolinaEast Health System
Coastal Women's Shelter
Craven County Sheriff's Office
Department of Social Services
District Attorney's Office—
Prosecutorial District 4
New Bern Police Department



The bridge to empower survivors on their journey to safety and security













NC Declaration of Rights

- (a) The right as prescribed by law to be informed of and to be present at court proceedings of the accused.
- (b) The right to be heard at sentencing of the accused in a manner prescribed by law, and at other times as prescribed by law or deemed appropriate by the court.
- (c) The right as prescribed by law to receive restitution.
- (d) The right as prescribed by law to be given information about the crime, how the criminal justice system works, the rights of victims, and the availability of services for victims.
- (e) The right as prescribed by law to receive information about the conviction or final disposition and sentence of the accused.
- (f) The right as prescribed by law to receive notification of escape, release, proposed parole or pardon of the accused, or notice of a reprieve or commutation of the accused's sentence.
- (g) The right as prescribed by law to present their views and concerns to the Governor or agency considering any action that could result in the release of the accused, prior to such action becoming effective.
- (h) The right as prescribed by law to confer with the prosecution.

Craven County Sexual Assault Response Team



MISSION

Our mission is to provide a consistent, coordinated, and compassionate response to victims.

S.A.R.T.

Purpose

Sexual assault can happen to anyone, with any background, at any point in their lifetime. Agencies within the fields of social services, law enforcement, medical, military, family and child advocates along with non-profit and other groups have come together to develop a team to coordinate training, initial response, reporting, and services within Craven County.

SART stands for Sexual Assault Response Team. This is a group of agencies that work together to provide a holistic approach to victims of sexual assault and/or violence.

This type of violence can impact many aspects of a victim's life:

- Safety
- · Health
- · Family
- Work
- Finances

Our Focus

At its core, our focus is victim centric. We strive to provide the fullest range of services based on the victims' wishes. The SART is committed to providing a coordinated community response for victims, witnesses, and family members impacted by sexual assault in Craven County.

Victim

Reporting

Individuals are strongly encouraged to file a report when they are victims of any crime. Any victim can file a report at the law enforcement agency where the incident occurred.

The reporting process can be initiated at various partnering agencies who will work to ensure the appropriate investigative steps are taken while prioritizing victims' needs and concerns.

There are certain crimes that are mandatory to be reported to law enforcement. For a quick reference guide, the following website offers information on mandated reporting:

NC Coalition Against Sexual Assault https://nccasa.org/resources/mandatoryreporting/

Medical

Anyone who believes they are a victim of sexual violence should seek immediate medical attention. Medical professionals will contact the appropriate agencies to document the incident, collect evidence, and refer for other supportive services.

Resources

Law Enforcement

New Bern Police Department 601 George Street, New Bern, NC 252-672-4100

Craven County Sheriff's Office 1100 Clark Road, New Bern, C 252-636-6620

Prosecution

District Attorney's Office 310 Broad St., New Bern, NC 252-639-3010

Magistrate Office 1100 Clarks Rd., New Bern, NC 252-639-3015

Medical

CarolinaEast Medical Center 2000 Neuse Blvd., New Bern, NC 252-633-8111

Social Services

Department of Social Services 2818 Neuse Blvd., New Bern, NC 252-639-4900

Coastal Women's Shelter 1333 S. Glenburnie Rd., New Bern, NC 252-638-4509

Advocacy and Mental Health

Craven & Pamlico Counties Children's Advocacy Center of Southmountain Children and Family Services 506 Pollock St., New Bern, NC 252-269-9841

AGENDA ITEM COVER SHEET



Agenda Item Title: New Bern Police Department and New Bern Fire and Rescue MOU with and Eastern Carolina Council Area Agency on Aging (ECCAA) for Project Lifesaver.

Date of Meeting: 7/11/2023 Department: Police and Fire Call for Public Hearing: □Yes⊠No		Ward # if applicable: NA Person Submitting Item: Chief Patrick Gallagher and Chief Robert Boyd Date of Public Hearing:			
				15	
			Explanation of Item:	Project Lifesaver allows public safety personnel the ability to more easily locate citizens who have a tender to wander due to cognitive impairment such as Alzheimer's or Dementia.	
Actions Needed by Board:	Approval of MOU				
Backup Attached:	Memorandum, MOU, Resolution				
Is item time sensitive?	□Yes ⊠No				
Cost of Agenda Item: \$	0				
If this requires an expe and certified by the Fin		been budgeted and are funds available ☐ Yes ☑ No			

Additional Notes:





Patrick L. Gallagher Chief of Police

P.O. Box 1129, New Bern, NC 28563-1129 (252) 672-4100

Police and Community Come Together Here

To:

Mayor Jeffrey T. Odham and the Board of Aldermen

From:

Chief Patrick Gallagher

Date:

June 30, 2023

Subject:

Project Lifesaver

The New Bern Police and Fire and Rescue Departments have been associated with the Dementia Friendly Community Taskforce for several years. Currently Chief Boyd and I are members. The taskforce's chair is Mrs. January Brown with Eastern Carolina Council Area Agency on Aging (ECCAA). Through the association of this taskforce, we discussed the viability of bringing Project Lifesaver to New Bern.

Project Lifesaver is the premier search and rescue program operated internationally by public safety agencies and is strategically designed for "at risk" individuals who are prone to the life-threatening behavior of wandering. The primary mission of Project Lifesaver is to provide timely response to save lives and reduce potential injury for adults and children with the propensity to wander due to a cognitive condition, such as Alzheimer's or dementia. Within 100 miles of New Bern, there are 17 other agencies utilizing this program, the closest are Onslow County Sheriff's Office and Morehead City.

Chief Boyd and I have agreed to operationalize the program while ECCAA will be responsible for all case management of clients added to the program. Further, ECCAA will be responsible for obtaining all funding in support of the program. The City of New Bern would not be financially responsible for any portion of this program.

Selected New Bern Police and New Bern Fire and Rescue personnel have been trained in the utilization of Project Lifesaver equipment. The equipment utilized will aid in our ability to quickly locate a client once he/she is discovered missing. Absent this program, our staff would be required to initiate a grid search that can be extremely time consuming and requires a great deal of staff support. This occurs several times a year and is very taxing on our staff and our resources. We fully support the implementation of this program as it meets our mission to serve and protect, especially the most vulnerable of our citizens.

RESOLUTION

WHEREAS, the Chief of Police, Chief of Fire and Rescue and the City Manager have recommended the adoption of a Memorandum of Understanding ("MOU") with the Eastern Carolina Council Area Agency on Aging ("ECCAA") to participate in the Project Lifesaver program; and

WHEREAS the Board deems it advisable to approve said MOU.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of New Bern that the MOU with the Eastern Carolina Council Area Agency on Aging, a copy of which is attached hereto and incorporated herein by reference, is hereby approved, and the Chief of Police, Fire Chief and Mayor are authorized to execute said agreement in duplicate originals.

ADOPTED THIS 11th DAY OF JULY 2023.

	JEFFREY T. ODHAM, MAYOR
BRENDA E. BLANCO, CITY CLERK	-



Chief Robert Boyd 1401 Neuse Blvd New Bern NC 28560 252-636-2931



January Brown
Eastern Carolina Council Area Agency
on Aging in New Bern, NC
233 Middle Street, 3rd Floor, PO Box
1717, New Bern, NC 28560
(252) 638-3185



Chief Patrick L. Gallagher 601 George St. New Bern NC 28560 252-633-2020

Memorandum of Understanding – Project Lifesaver Between the City of New Bern and

Eastern Carolina Council Area Agency on Aging in New Bern, NC

This Agreement is made and entered into by and between the City of New Bern, through its Police and Fire Departments ("NBPD" and "NBFD"), and Eastern Carolina Council Area Agency on Aging (ECCAA) in New Bern a 501(c)(3) with its primary place of business at 233 Middle Street, PO Box 1717, New Bern, NC 28560 (hereinafter collectively referred to as "the Parties") enter into this agreement effective as of July 11, 2023.

This Memorandum of Understanding (this "agreement") is made by and between Chief Patrick L. Gallagher and Chief Robert Boyd with January Brown representing the Eastern Carolina Council Area Agency on Aging in New Bern, to establish guidelines for managing Project Lifesaver within the City of New Bern.

WHEREAS, Project Lifesaver International is a non-profit public safety organization, based in the United States of America, which electronically locates people who wander through the use of a transmitter worn by a client.

WHEREAS, Project Lifesaver is implemented to provide equipment and training to qualified public safety staff who will assist families who are experiencing challenges regarding a family member(s) who wander due to conditions including, but not limited to, Autism, Alzheimer's, Down Syndrome, acquired brain injury or other cognitive impairments;.

WHEREAS, NBPD and NBFD represents the two main public safety components of the City of New Bern, North Carolina and will have operational responsibility of the Project Lifesaver in the New Bern jurisdiction;

WHEREAS, Eastern Carolina Council Area Agency on Aging in New Bern, is an organization that shares information about local resources and support with people who are aging and their caregivers.

NOW THEREFORE the Parties agree as follows:

I. Definitions

In this MOU:

- (a) "Client" means a person residing within the City of New Bern, who is registered with Project Lifesaver and is living with conditions such as Autism, Alzheimer's, Down Syndrome or any other cognitive impairment as noted by a physician and that may cause them to wander or may put them at risk of wandering;
- (b) "Case Manager" means professional mental health or medical practitioner(s) or any person who is responsible for all intake and judgement on conditions that would satisfy inclusion into the program.
- (c) "Program Manager" means personnel who will manage and operationalize the program after the client(s)s have been selected by the Case Manager.

II. PURPOSE:

Undertake a joint program for search and rescue using Personal Locating Units (PLU) as an aid in searching for lost persons who suffer from diminished mental capacity or other disability.

III. JOINT RESPONSIBILITIES:

The Parties agree to the following joint responsibilities:

- A. Each party will provide at least one representative to attend special events as long as one is available.
- B. All parties will assist in marketing the program.
- C. All parties will provide all necessary information necessary to one another to operationalize the program. This will not apply to information that is restricted through statutory requirements outline in State or Federal guidelines.

IV. New Bern Police and Fire Departments RESPONSIBILITIES:

The NBPD and NBFD agrees to the following responsibilities:

- A. NBPD and NBFD will supply all of the operational support to clients and caregivers who have contracted to be in this program.
- B. NBPD and NBFD shall monitor and track the issuance of all supplies in a manner which identifies what equipment is provided to a particular client. NBPD or NBFD shall update this list as necessary when equipment changes are needed for lost, stolen, or broken equipment.
- C. NBPD and NBFD will maintain the PLUs and change batteries as needed.
- D. NBPD and NBFD will respond when called upon to search for missing clients.
- E. NBPD and NBFD will supply all training for volunteers and officers.
- F. All Unified Command Operations will be managed and exclusively controlled by the Incident Commander (IC). The IC will be a representative of the New Bern Public Safety Team decided and agreed upon by both the Chief of Police and the Fire Chief.

V. Eastern Carolina Council Area Agency on Aging ECCAA RESPONSIBILITIES:

ECCAA agrees to the following responsibilities:

- A. ECCAA will case manage and intake all potential clients.
- B. ECCAA will make all decisions regarding who will become a Project Lifesaver client and communicate that to the New Bern Program Manager.
- C. ECCAA will purchase the necessary equipment and supplies necessary for the operation of the program and shall provide supplies to NBPD and NBFD for clients in the program.
- D. ECCAA will be responsible for submitting and managing all necessary grants.
- E. ECCAA will be responsible for all billing and collections.
- F. ECCAA will be responsible for marketing the program and fundraising.
- G. ECCAA will not have any operational responsibilities.

VI. NOTICES:

All notices and requests required or permitted hereunder shall be sent by United States certified mail, return receipt requested and to be effective, shall be postmarked no later than the final date for giving notice; or such notices may be sent by commercial messenger service, in which event, to be effective, such notices shall be delivered to a commercial messenger service not later than the final date for giving such notice.

VII. CONFIDENTIALITY:

The Parties will comply with all applicable federal, state and local laws as to confidentiality of the information related to the Project Lifesaver Program.

VIII. TERMINATION WITHOUT CAUSE

- A. The Parties may at any time, and for any reason, terminate this Agreement by written notice to the other parties specifying the termination date, which shall not be less than sixty (60) days from the date such notice is mailed.
- B. Notice shall be given by certified mail/return receipt requested or other similar mailing at the addresses set forth in this Agreement.

IX. APPLICABLE LAW

This Agreement shall be deemed to be a North Carolina contract and shall be governed as to all matters whether of validity, interpretation, obligations, and performance or otherwise exclusively by the laws of North Carolina and all questions arising with respect thereto shall be determined in accordance with such laws. Regardless of where actually delivered and accepted, this Agreement shall be deemed to have been delivered and accepted by the parties in North Carolina.

X. INDEPENDENT CONTRACTORS

The Parties agree that they shall at all times by independent contractors and as such, shall have and maintain complete control over all of their own employees and operations. None of the Parties nor anyone employed by each of them shall be, represent, act, and purport to act, or be deemed to be an agent, representative employee or servant of another Party.

XI. SEVERABILITY

The provisions of this Agreement shall be deemed to be severable, and should any one or more of such provisions be declared or adjudged to be invalid or unenforceable, the remaining provisions shall be unaffected thereby and shall remain in full force and effect.

XII. WAIVER

No failure by a Party to exercise any right or power given to it by law or by this Agreement, or to insist upon strict compliance with any of the provisions of this Agreement, shall constitute a waiver of the Parties' right to demand strict compliance with the terms of this Agreement.

XIII. ENTIRE AGREEMENT

This Agreement and any Appendices attached hereto constitute the entire agreement of the Parties and supersedes all prior agreements, understandings, negotiations, whether written or oral, between the parties. This Agreement may not be modified, except in a writing signed by both parties that is expressly stated to be an amendment hereto.

SIGNATURE OF PARTIES

As evidence of their agreement to the terms and conditions set forth herein, the Parties affix their authorized signatures hereto:

 The terms of this agreement shall be from the date of signature by the Chief of Police, Fire Chief, January Brown, and Mayor Jeffrey T. Odham. The agreement was formed on July 11, 2023.

Date	Sworn to and subscribed before me this
City of New Bern	day of,2023.
	Notary Public My Commission Expires:
Date	Sworn to and subscribed before me this
Patrick L. Gallagher, Chief of Police Bern Police Department	day of,2023.
	Notary Public My Commission Expires:
Robert Boyd, Fire Chief New Bern Fire Department	Sworn to and subscribed before me this
	Notary Public My Commission Expires:
January Brown Footom Consiling Council Area Agency on Aging	Sworn to and subscribed before me this, 2023.
Eastern Carolina Council Area Agency on Aging	Notary Public My Commission Expires:

AGENDA ITEM COVER SHEET



Agenda Item Title:
Consider Adopting a Resolution Approving a Memorandum of Understanding with the University of Mount Olive.

Date of Meeting: 7/11/2023 Department: Human Resources Call for Public Hearing: □Yes⊠No		Ward # if applicable: Person Submitting Item: Sonya H. Hayes Date of Public Hearing:			
			Explanation of Item:	The proposed Memorandum of Understanding defines how the University of Mount Olive will offer courses at a reduced tuition rate to City of New Bern employees. It also defines how the City will provide opportunities to market and promote the Tuition Scholarship Program.	
			Actions Needed by Board:	Consider approving the Resolution	
Backup Attached:	Memo, Resolution, Memorandum of Understanding and TAP Scholarship Summary				
Is item time sensitive?	∐ ⊠Yes □No				
Cost of Agenda Item:					
If this requires an expension and certified by the Fin-		been budgeted and are funds available			

Additional Notes:



TO: Mayor and Board of Aldermen

FROM: Sonya H. Hayes

Director of Human Resources

DATE: July 11, 2023

SUBJECT: Memorandum of Understanding with University of Mount Olive

Enclosed is a Resolution and proposed Memorandum of Understanding for your review and consideration for approval.

Background Information

On January 14, 2020, the Board of Aldermen adopted a resolution approving a Memorandum of Understanding between the University of Mount Olive and the City of New Bern effective February 1, 2020. As a result, the University of Mount Olive became a strategic partner with the City of New Bern by entering into an agreement to benefit City of New Bern employees by offering tuition scholarships. The Memorandum of Understanding terminated three (3) years from February 1, 2020, the effective date of the Agreement.

The University of Mount Olive has requested to enter into another Agreement with the City of New Bern through a Memorandum of Understanding to be effective August 1, 2023. The proposed Agreement defines how the University of Mount Olive will offer its courses at a reduced tuition rate to City of New Bern employees. In addition, the Agreement will define how the City of New Bern will provide opportunities to the University of Mount Olive to promote and market this tuition scholarship and related program offerings subject to the terms and conditions of the Agreement.

Recommendation

It is recommended that the Board of Aldermen approve the Memorandum of Understanding between University of Mount Olive and the City of New Bern effective August 1, 2023.

Enclosure

RESOLUTION

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That the Memorandum of Understanding effective August 1, 2023 between the University of Mount Olive and the City of New Bern, a copy of which is attached hereto and incorporated herein by reference, be and the same is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute the same in duplicate originals for and on behalf of the City.

ADOPTED THIS 11th DAY OF JULY, 2023.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

MEMORANDUM OF UNDERSTANDING

This AGREEMENT (hereinafter "Agreement") is entered into the First (1st) day of August 2023 by and between University of Mount Olive (hereinafter "University" or "UMO") and City of New Bern. UMO and City of New Bern may be referred to individually as "Party" or collectively as "Parties".

The purpose of this Agreement is to define how UMO will offer its courses at a reduced tuition rate (Trojan Alliance Partnership or "TAP") to City of New Bern employees and how City of New Bern will provide opportunities to UMO to promote and recruit their employees subject to the terms and conditions of this Agreement.

The Parties Mutually Agree:

- A. This Agreement is effective as of August 1, 2023 and shall remain in effect until terminated by either party for or from that date, unless previously terminated by either Party. It may be terminated with or without cause at any time by giving the other Party thirty (30) days written notice.
- B. This agreement supersedes all prior Trojan Alliance Partnership (TAP) agreements. This agreement is effective upon signature of both parties to the agreement.
- C. UMO shall waive application fees and offer a ten percent (10%) tuition scholarship to eligible City of New Bern employees who attend classes online, at UMO's main campus or at a UMO Education Service Center. The tuition scholarship applies only to tuition, and no other fees (other than the application fee) will be discounted. The tuition scholarship applies provided that the student's account remains current. The tuition scholarship does not apply to coursework taken through, or in partnership with, any other institution including those institutions with consortium agreements with UMO. The scholarship may not be combined with other institutional aid or the active duty military tuition rate.
- D. Students wishing to enroll at UMO will be required to apply for admission and be accepted in accordance with the UMO's existing admission requirements and processes. It is the sole responsibility of City of New Bern employee to notify UMO of their intent to request the application fee waiver and scholarship. Failure to do so before the last day to add a class will result in ineligibility.
- Students/employees will be required to verify their continued employment with City of New Bern at least annually to remain eligible for continued TAP scholarship.
- City of New Bern employees who complete one degree at UMO and wish to pursue another degree at UMO would be eligible if still employed by City of New Bern.
- E. All degree and credential programs are eligible; however, UMO reserves the right to modify these programs, price, offerings or curriculum at any time.

- F. Employees of the City of New Bern may apply for Federal student loans and state grants the same as other students attending classes at UMO.
- G. City of New Bern will incur no financial obligation to UMO other than those it may voluntarily assume in connection with tuition reimbursement directly to the student(s). Students will otherwise be personally responsible to UMO for payment of all fees and tuition.
- H. Policies stated in the University Catalog and Student Handbook shall apply to City of New Bern employees.
- I. UMO shall defend, indemnify and hold City of New Bern, its officers, agents and employees harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, errors or omissions of UMO, its officers, agents or employees.
- J. To the extent that it may legally do so, City of New Bern shall defend, indemnify and hold UMO, its officers, employees and agents harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, errors or omissions of City of New Bern, its officers, agents or employees.
- K. City of New Bern shall provide opportunities for the University to market this tuition scholarship and related program offerings to their employees via emails, posters, brochures, information sessions, staff meetings, and other opportunities deemed appropriate. City of New Bern is not responsible for guaranteeing that a certain number of employees avail themselves of this opportunity.

L. Miscellaneous Provisions

- Authority. The undersigned individuals hereby represent that they are authorized to execute this Agreement on behalf of their respective organizations, and each party represents that this Agreement constitutes a legal and binding obligation of the Parties.
- 2. <u>Severability</u>. It is agreed that if any provision of this Agreement shall be determined to be void by a court of competent jurisdiction, then so long as such determination shall not affect any other material provisions of this Agreement and continue to allow this Agreement to be performed in the reasonable expectations of both Parties, then this Agreement and all such other provisions shall remain in full force and effect.
- 3. <u>Notices</u>. Any notice required or permitted to be provided under this Agreement shall be in writing and shall be deemed to have been duly given if mailed via first class mail, or by a reputable overnight delivery service, or by personal delivery, and directed to the address of such Party set forth below:

CITY OF NEW BERN CONTACT INFORMATION:

City of New Bern P.O. Box 1129 New Bern, NC 28563-7571 Attn: Sonya Hayes

Director of Human Resources

Tel: (252) 639-7571

Email: hayess@newbernnenc.gov

UMO CONTACT INFORMATION:

University of Mount Olive 634 Henderson St. Mount Olive, NC 28365 Attn: Dr. Lisa Nuesell Associate VP for Adult and Graduate Operations and Enrollment Management

Tel: (919) 658-7625

Email: LNuesell@umo.edu

- 4. <u>Complete Agreement</u>. This Agreement represents the Parties' final and complete agreement, and this Agreement shall supersede all other understandings, discussion and/or agreements between the Parties with regard to the subject matter in the Agreement.
- 5. <u>Governing Law.</u> This Agreement shall be construed in accordance with the laws of the State of North Carolina and in effect at the time of the execution of this Agreement.
- 6. <u>Counterparts</u>. The Parties agree that separate copies of this Agreement be signed by each of the Parties to the Agreement and these copies will have the same force and effect as if the original had been signed by all Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

CITY OF NEW BERN	UNIVERSITY OF MOUNT OLIVE
By	By
Name: Jeffrey T. Odham	Name: H. Edward Croom, Ed.D.
Title: Mayor	Title: President
ATTEST:	
Brenda E. Blanco, City Clerk	



Trojan Alliance Partnership Scholarships (for your employees)

In a nutshell here are the basics of the TAP scholarship:

For employees/members

- · There are no application fees
- 10% scholarship for all courses (grad or undergrad)
 - Courses at the associate and bachelor's level are 8 weeks and students usually take one
 or two at a time—100% online.
- · Courses for master's degrees are 100% online.

For employers

- All we ask in return is to be told how employers will tell staff about the TAP Scholarship. The
 method can be whatever you think is best for your people.
 - We can help with flyers, emails and attachments, staff meetings, and even if we are invited to host a table at an event in the workplace, we will do it. We want to reach students the best way possible.
- · There are no costs for employers!
- There are no quotas on enrollment!
- The MOU can be active now with no one using it right away; the MOU will remain in effect
 until terminated by either party. For example, an employee can begin three years from now
 and still take advantage of what was put in place today until they graduate!
- Students/employees verify employment annually to remain on TAP scholarship.

Dr. Paul Rutter
Executive Director for Strategic Partnerships
University of Mount Olive
634 Henderson Street
Mt. Olive, NC 28365
(919) 299-4818 office
(814) 574-7352 cell
prutter@umo.edu

AGENDA ITEM COVER SHEET



Agenda Item Title:

Conduct a Public Hearing on the Rezoning of two parcels located on Washington Post Rd; and Consider Adopting an Ordinance to Rezone the two parcels on Washington Post Road Identified as Tax Parcel IDs 8-223-003 and 8-223-004.

Date of Meeting: July 11, 2023 Department: Development Services Call for Public Hearing: □Yes⊠No		Ward # if applicable: Ward 5 Person Submitting Item: Jessica Rhue, Director of Development Services Date of Public Hearing: 7/11/2023			
			Explanation of Item:	Stars & Stripes 4F, LLC has applied for a zoning map amendment to rezone 20.44 +/- acres, known as Tax Parcels 8-223-003 and 8-223-004 from R-10A Residential to R-8 Residential.	
			Actions Needed by Board:	Conduct Public Hearing, Adopt Ordinance	
Backup Attached:	Memo, Ordinance, Map, Planning and Zoning Board Consistency Statement, Staff report.				
Is item time sensitive?	☐Yes ☐No				
Cost of Agenda Item:					
		been budgeted and are funds available			

Additional Notes:



MEMORANDUM

TO:

Mayor Jeffrey Odham, City of New Bern Board of Aldermen

FROM:

Jessica Rhue, Director Development Services

DATE:

June 30, 2023

SUBJECT:

Conduct a Public Hearing on the Rezoning of two parcels located on

Washington Post Road and Consider Adopting an Ordinance to Rezone the two Properties on Washington Post Road Identified as Tax Parcel IDs

8-223-003 and 8-223-004.

Stars & Stripes 4F, LLC. has applied for a zoning map amendment to rezone 20.44 +/-acres, known as Tax Parcels 8-223-003 and 8-223-004 from Residential (R-10A) to Residential (R-8). The parcel is located on the east side of Washington Post Road as it intersects with Olivia Road (see map).

The Planning and Zoning Board unanimously recommended approval of this application at their June 6, 2023.

Please contact Jessica Rhue at 639-7587 should you have questions or need additional information.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF NEW BERN SO AS TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY STARS AND STRIPES 4F, LLC CONSISTING OF APPROXIMATELY 20.44 +/- ACRES LOCATED EAST OF WASHINGTON POST ROAD AT ITS INTERSECTION WITH OLIVIA ROAD FROM THE ZONING CLASSIFICATION OF R-10A RESIDENTIAL TO R-8 RESIDENTIAL DISTRICT

THAT WHEREAS, Stars and Stripes 4F, LLC owns approximately 20.84 acres, more or less, located east of Washington Post Road at its intersection with Olivia Road, and is further identified as Craven County Parcel identification numbers 8-223-003 and 8-223-004, in the City of New Bern, and an application has been made to change the zoning classification of the subject property from R-10A Residential District to R-8 Residential District consistent with the attached plat entitled "REZONING CASE: Washington Post & Olivia Rds. – Approx. 20.44 Acres: PID 8-223-003; 004" prepared by the Development Services Department of the City of New Bern; and

WHEREAS, the Planning and Zoning Board unanimously recommended that said request be approved; and

WHEREAS, the Board of Aldermen of the City of New Bern conducted a duly advertised public hearing with respect to the proposed amendment on July 11, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen of the City of New Bern considers the adoption of the proposed amendment to be reasonable and in the public interest, and consistent with City Land Use Plans and nearby land uses based upon the information presented at the public hearing and by the applicant, the recommendations and detailed information developed by staff and/or the Planning and Zoning Board contained in the staff report, and the considerations of the Land Use Ordinance of the City of New Bern, because, among other reasons, it supports the general trend to provide housing options within areas identified in the City Land Use Plans as being poised for future growth.

WHEREAS, the Board of Aldermen of the City of New Bern deems it advisable and in the public interest to effect said change, as the requested R-8 Residential District classification is consistent with the City Land Use Plans and nearby land uses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

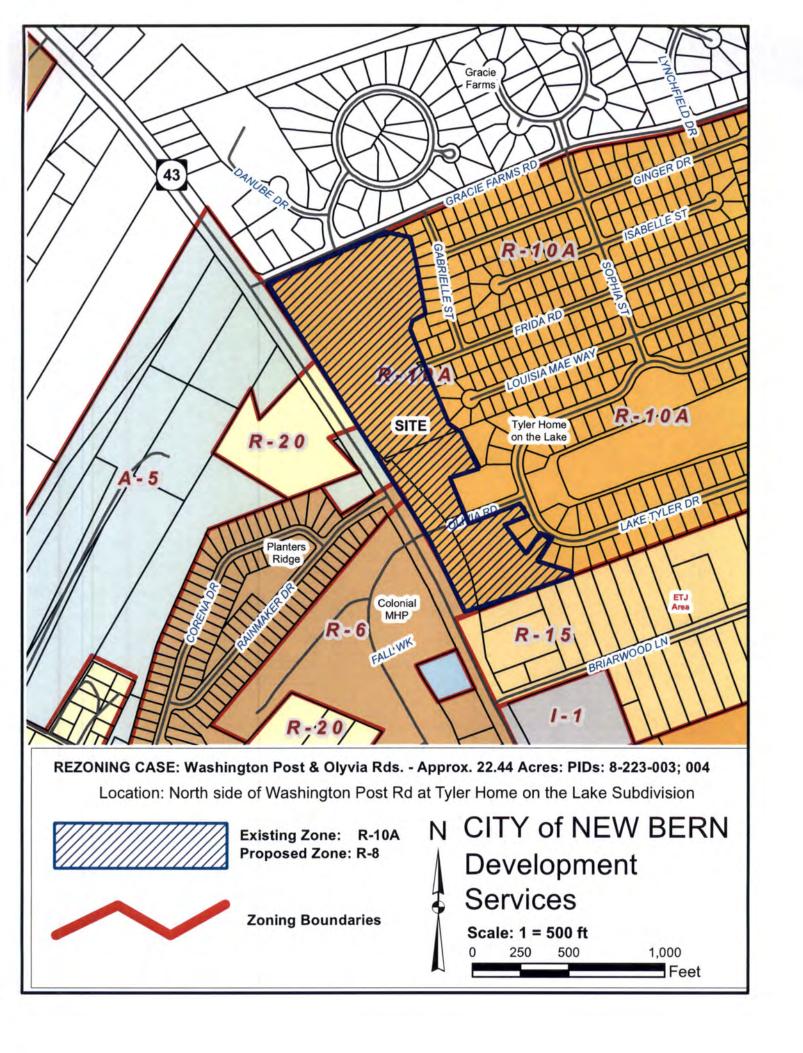
Section 1. That the zoning map of the City of New Bern be and the same is hereby amended by changing the zoning classification of the subject property owned by Stars and Stripes 4F, LLC consisting of 20.44 acres, more or less, located at located east of Washington Post Road at its intersection with Olivia Road, and is further identified as Craven County Parcel identification numbers 8-223-003 and 8-223-004, in the City of New Bern, from R-10A Residential District to R-8 Residential District, all more specifically shown on the plat entitled "REZONING CASE: Washington Post & Olivia Rds. – Approx. 20.44 Acres: PID 8-223-003; 004" prepared by the Development Services Department of the City of New Bern, a copy of which is attached hereto and incorporated herein by reference.

Section 2. That the Board deems it in the public interest to rezone the subject property consistent with the attached plat as the requested Zone R-8 Residential District classification is consistent with the City Land Use Plans and nearby land uses.

Section 3. That this ordinance shall be in full force and effect from and after its adoption and publication as required by law.

ADOPTED THIS 11th DAY OF JULY 2023.

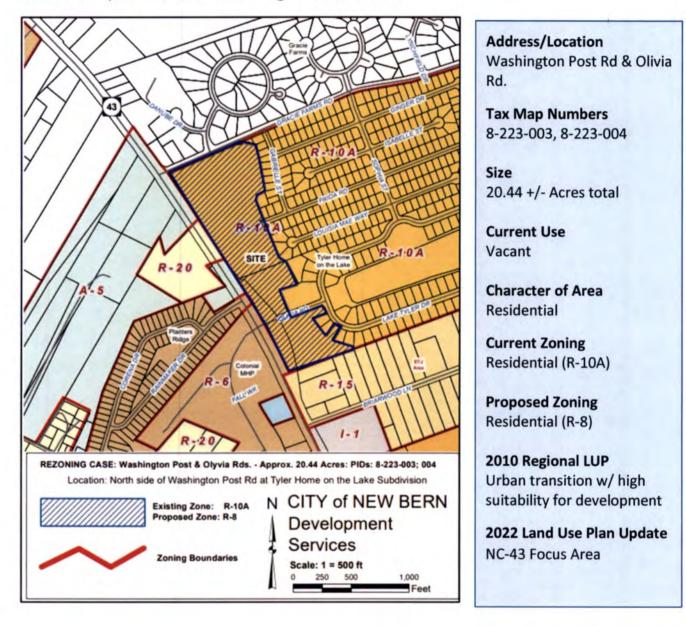
	JEFFREY T. ODHAM, MAYOR	
BRENDA E. BLANCO, CITY CLERK		



STAFF REPORT

Development Services Department

Stars & Stripes 4F, LLC Rezoning: R-10A to R-8



Proposed Action

Stars & Stripes 4F, LLC. has submitted an application for a zoning map amendment to rezone 20.44 +/-acres, known as Tax Parcels 8-223-003 and 8-223-004 from Residential (R-10A) to Residential (R-8). The parcel is located on the east side of Washington Post Road at its intersection with Olivia Road (see map above).

Site Conditions

The proposed rezoning site is 20.44 +/- acres in size.

There is road frontage on Washington Post Road and Olivia Road.

There is a mix of single-family and manufactured housing as well as agricultural and forested land in the vicinity of the site. City of New Bern water and sewer services and electrical service are available to the subject properties.

It is notable that the subject parcels are a part of a plan approved in 2008 called "Lake Tyler, Phases One, Six, & Thirteen, A Planned Unit Development." The approved plan is for a combination of commercial and residential development. If the owners wish to deviate from the previously approved plan, they will need to modify the plans in accordance with current development laws and resubmit for new approvals.

Current and Proposed Zoning Districts

The R-10A residential district is designed to accommodate single-family, two-family, and multifamily dwellings with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit.

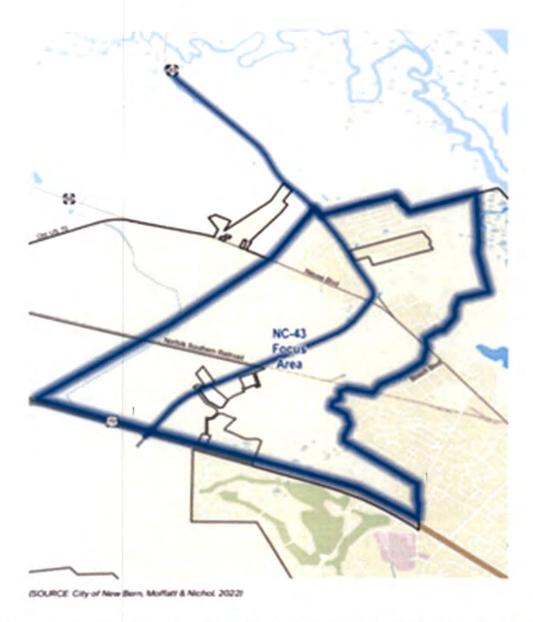
The multifamily density maximum is approximately 8.5 units per acre (based on a five-acre tract).

The R-8 residential district is designed to accommodate single-family, two-family, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit.

The multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract).

The most notable difference between the two zoning districts is that the R-8 district accommodates multi-family development at a slightly higher density.

NC 43 Focus Area



The 2022 Land Use Plan Update lists the subject properties as located within the **NC 43 Focus Area**. NC-43 Focus Area. This +/- 2600-acre area encompasses the land around the NC-43 (Washington Post Road) corridor from the interchange at US-17 to roughly north of the City proper in the New Bern ETJ.

<u>The 2010 Regional Land Use Plan</u> lists this area as "Urban transition". This classification describes areas on the periphery of "Developed" zones that are poised for future growth. These areas also serve as a buffer to rural and open spaces. Land in this area is a mix of vacant and developed properties. The proposed change is consistent with this plan.

Environmental Conditions

There are no blue-line streams associated with this property.

There are no regulated flood zones on the property. Any other potential environmental concerns such as the presence of wetlands would be managed through the development plan review process.

Evaluation

The site is 20.44 +/- acres and can be viewed as an expansion of residential development within a growing area. The proposed rezoning from R-10A to R-8 is consistent with recommendations in the 2022 Land Use Plan Update and the 2010 Land Use Plan.

The proposed rezoning is generally consistent with the character of the adjacent land uses and zoning classifications.

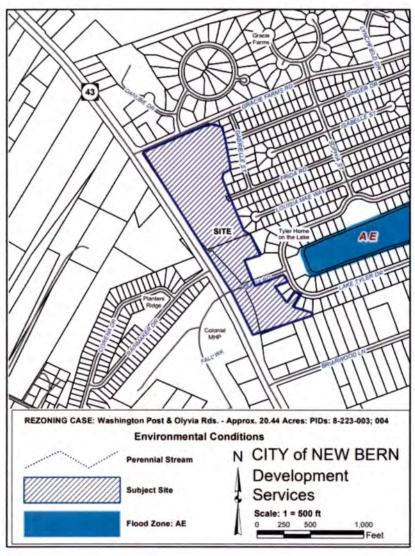
The proposed zoning district is consistent with the Urban Transition Category in the 2010 Regional Land Use Plan and also the NC-43 Focus Area Classification in the 2022 Land Use Plan Update.

Because of these facts, the Planning and Zoning Board found the proposed rezoning to be reasonable and in the public interest and consistent with City land Ise plans due to the parcel being located in the NC 43 Focus Area.

The Planning & Zoning Board noted that the proposed change supports the general trend in our community to provide more housing options and housing units.

On June 6th, 2023 the City of New Bern Planning and Zoning Board voted unanimously (7-0) to recommend adoption of the proposed rezoning request.

Two individuals spoke in favor of the proposed rezoning and no individuals spoke against it.



Aldermen

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Case: Stars & Stripes 4F, LLC rezoning request.

Whereas, the City of New Bern Planning and Zoning Board has reviewed a petition to adopt a new zoning map amendment and finds the proposed zoning map amendment to be consistent with the Future Land Use Map;

NOW, THEREFORE BE IT RESOLVED, by the City of New Bern Planning and Zoning Board that the proposed zoning map amendment and presented documentation are found to be consistent with the City's 2022 Land Use Plan Update and 2010 Land Use Plan; and are determined to be reasonable and in the public interest.

Adopted this the 6th day of June, 2023

Brad Jefferson, Chairman

Seth Laughlin, Secretary to the Board





DEVELOPMENT SERVICES July 11, 2023

1

Public Hearing

Stars and Stripes 4F, LLC

Rezoning Request: R-10A Residential to R-8 Residential

Applicant: Eric Remington, Ward and Smith, PA

Property Owner: Stars and Stripes 4F, LLC

Parcel ID: 8-223-003 & 8-223-004

Location: East side of Washington Post Road at

its intersection with Olivia Road

Rezoning Area: 20.44+/- acres

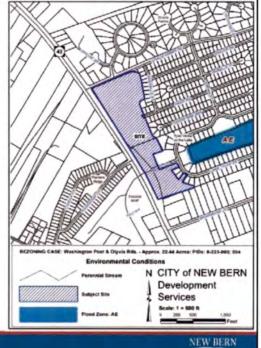
NEW BERN

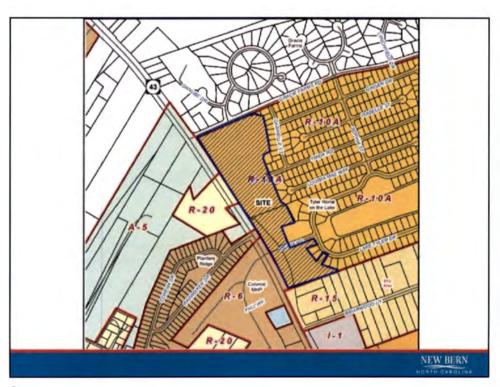
3

- Existing Use: Undeveloped
- Utility Services: City of New Bern water, sewer, and electric are available
- Fire Service: City of New Bern Elizabeth Ave Station

Notable Conditions:

- There are no blue-line streams
- There are no regulated flood zones on the property
- Environmental concerns such as the presence of wetlands are managed through the development plan review process
- Parcels are included in a 2008 Planned Unit Development





6

District Comparison

Current Zoning: R-10A Residential

- Minimum lot size: 10,000 square feet
- The R-10A residential district is designed to accommodate single-family, two-family, and multifamily dwellings with 10,000 square feet lots required for onefamily dwellings and an additional 5,000 square feet required for each additional unit; multifamily density maximum is approximately 8.5 units per acre (based on a five-acre tract)

NEW BERN

7

District Comparison

Proposed Zoning: R-8 Residential

- Minimum lot size: 8,000 square feet
- The R-8 residential district is designed to accommodate single-family, two-family, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract)

Section	15-181 Residential Density
Zone	Minimum Square feet per Dwelling Unit, Multifamily and Duplex
A-S	5 acres first unit; 20,000 each additional unit
A-SF	5 acres first unit; 20,000 each additional unit
R-20	20,000 first unit; 10,000 each additional unit
R-10	10,000 first unit: 5,000 each additional unit
R-10A	10,000 first unit: 5,000 each additional unit
R-8	8,000 first unit: 4,000 each additional unit
R-6	6,000 first unit: 2,000 each additional unit
C-1	No minimum, maximum 75% lot coverage
C-2	No minimum, maximum 60% lot coverage
C-3	5,000 first unit; 2,000 each additional unit

9

Density Calculations of R-10A versus R-8

- Total site area: 20.44 acres = 890,336 sq ft
- R-10A calculates to 177 dwelling units
- R-8 calculates to 222 dwelling units

(Zoning change to R-8 could produce a total increase of 45 units)



Land Use Plan Classifications

- The 2022 Land Use Plan Update lists the subject properties as located within the NC43 Focus Area
- The 2010 Regional Land Use Plan lists the subject properties as "Urban transition" - This classification describes areas on the periphery of "Developed" zones that are poised for future growth

NEW BERN

11

Evaluation

- The site is 20.44+/- acres and may be viewed as an expansion of residential development within a growing area
- The proposed rezoning from R-10A to R-8 is consistent with NC43
 Focus Area classification in the 2022 Land Use Plan Update
- The requested rezoning of R-8 is consistent with the Urban Transition classification in the 2010 Land Use Plan
- The proposed rezoning is generally consistent with the character of area based on adjacent land uses and zoning districts
- The proposed change may support the general trend in our community to provide a variety of housing options and price points
- On June 6, 2023, the City of New Bern Planning and Zoning Board voted unanimously (7-0) to recommend adoption of the proposed rezoning request



AGENDA ITEM COVER SHEET



Agenda Item Title:

Conduct a Public Hearing on the Rezoning of 3208 Oaks Road and Consider Adopting an Ordinance to Rezone the Property located at 3208 Oaks Road Identified as Tax Parcel ID 8-031-A-032.

Date of Meeting: July 11,	2023	Ward # if applicable: Ward 5		
Department: Development	Services	Person Submitting Item: Jessica Rhue, Director of Development Services		
Call for Public Hearing: □Yes⊠No		Date of Public Hearing: 7/11/2023		
Explanation of Item:	Jason Sanderson	applied for a zoning map amendment to rezone		
•	0.92 +/- acres, known as Tax Parcel 8-031-A-032 from R-10 Residential to C-4 Neighborhood Business.			
Actions Needed by Board:	Adopt Ordinance, Conduct Public Hearing			
Backup Attached:	Memo, Ordinance, Map, Planning and Zoning Board Consistency Statement, Staff report			
Is item time sensitive?	Yes □No			
Cost of Agenda Item:				
	· · · · · · · · · · · · · · · · · · ·	een budgeted and are funds available		
and certified by the Finance Director? \square Yes \square No				

Additional Notes:



New Bern, NC 28563 (252)639-7587

MEMORANDUM

TO: Mayor Jeffrey Odham, City of New Bern Board of Aldermen

FROM: Jessica Rhue, Director Development Services

DATE: June 30, 2023

SUBJECT: Conduct a Public Hearing on the Rezoning of 3208 Oaks Road and

Consider Adopting an Ordinance to Rezone the Property located at 3208

Oaks Road Identified as Tax Parcel ID 8-031-A-032.

Jason Sanderson has applied for a zoning map amendment to rezone 0.92 +/- acres, known as Tax Parcel 8-031-A-032 from Residential (R-10) to Neighborhood Business (C-4). The parcel is located on the north side of Oaks Road near its intersection with North First Avenue.

The Planning and Zoning Board unanimously recommended approval of this rezoning request at their June 6, 2023, meeting.

Please contact Jessica Rhue at 639-7587 should you have questions or need additional information.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF NEW BERN SO AS TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY THE NORTH CAROLINA CONFERENCE OF PENTECOSTAL HOLINESS CHURCH, INC. CONSISTING OF APPROXIMATELY 0.92 +/- ACRES LOCATED AT 3208 OAKS ROAD FROM THE ZONING CLASSIFICATION OF R-10 RESIDENTIAL DISTRICT TO C-4 NEIGHBORHOOD BUSINESS DISTRICT

THAT WHEREAS, the North Carolina Conference of Pentecostal Holiness Church, Inc. owns approximately 0.92 acres, more or less, located at 3208 Oaks Road, and is further identified as Craven County Parcel identification number 8-031-A-032, in the City of New Bern, and an application has been made to change the zoning classification of the subject property from R-10 Residential District to C-4 Neighborhood Business District consistent with the attached plat entitled "REZONING CASE: 3208 Oaks Rd. – Approx. 0.92 Acres: PID 8-031-A-032" prepared by the Development Services Department of the City of New Bern; and

WHEREAS, the Planning and Zoning Board unanimously recommended that said request be approved; and

WHEREAS, the Board of Aldermen of the City of New Bern conducted a duly advertised public hearing with respect to the proposed amendment on July 11, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen of the City of New Bern deems it advisable and in the public interest to effect said change, as the requested C-4 Neighborhood Business District classification is consistent with the City Land Use Plans and nearby land uses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the Board of Aldermen of the City of New Bern hereby finds the adoption of the proposed amendment to be reasonable and in the public interest, and consistent with City Land Use Plans and nearby land uses based upon the information presented at the public hearing and by the applicant, the recommendations and detailed information developed by staff and/or the Planning and Zoning Board contained in the staff report, and the considerations of the Land Use Ordinance of the City of New Bern.

Section 2. That the Board deems it in the public interest to rezone the subject property consistent with the attached plat as the requested Zone C-4 Neighborhood Business District classification is consistent with the City Land Use Plans and nearby land uses.

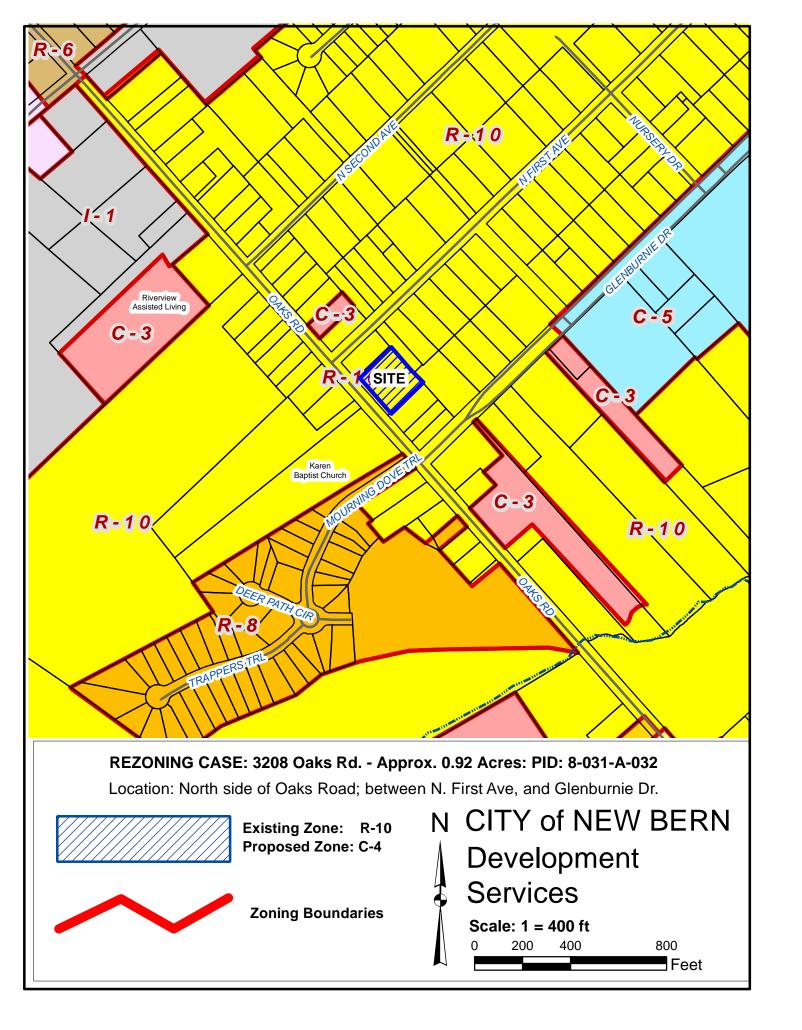
Section 3. That the Board hereby amends the zoning map of the City of New Bern be and the same is hereby amended by changing the zoning classification of the subject property owned by the North Carolina Conference of Pentecostal Holiness Church, Inc. consisting of 0.92 acres, more or less, located at 3208 Oaks Road, and is further identified as Craven County Parcel identification number 8-031-A-032, in the City of New Bern, from R-10 Residential District to C-4 Neighborhood Business District, all more specifically shown on the plat entitled "REZONING CASE: 3208 Oaks Rd. – Approx. 0.92 Acres: PID 8-031-A-032" prepared by the Development Services Department of the City of New Bern, a copy of which is attached hereto and incorporated herein by reference.

Section 4. That this ordinance shall be in full force and effect from and after its adoption and publication as required by law.

ADOPTED THIS 11th DAY OF JULY 2023.

BRENDA E. BLANCO, CITY CLERK

JEFFREY T. ODHAM, MAYOR



Aldermen

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Case: Jason Sanderson rezoning request.

Whereas, the City of New Bern Planning and Zoning Board has reviewed a petition to adopt a new zoning map amendment and finds the proposed zoning map amendment to be consistent with the Future Land Use Map;

NOW, THEREFORE BE IT RESOLVED, by the City of New Bern Planning and Zoning Board that the proposed zoning map amendment and presented documentation are found to be consistent with the City's Future Land Use; and are determined to be reasonable and in the public interest.

Adopted this the 6th day of June, 2023

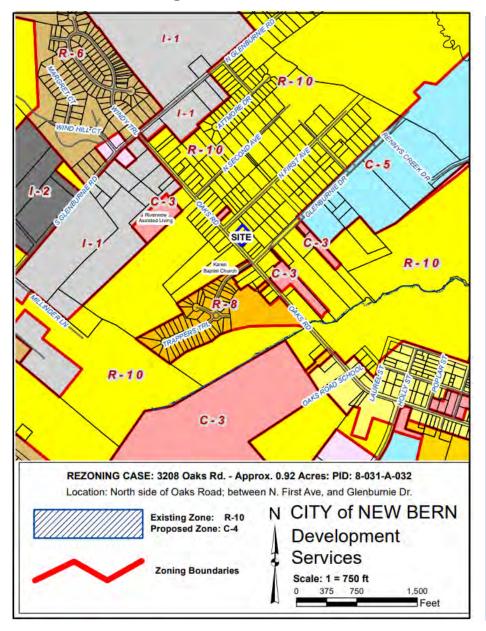
Brad Jefferson, Chairman

Seth Laughlin, Secretary to the Board

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

Sanderson Rezoning: R-10 to C-4



Address/Location

3208 Oaks Road

Tax Map Number

8-031-A-032

Size

0.92 +/- Acres

Current Use

Church

Character of Area

Mix of residential and commercial

Current Zoning

Residential (R-10)

Proposed Zoning

Neighborhood Business (C-4)

2010 Regional LUP

Developed w/ medium suitability for development

2022 Land Use Plan

Update

Non-Participating

Proposed Action

Jason Sanderson has submitted an application for a zoning map amendment to rezone 0.92+/- acres, known as Tax Parcel 8-031-A-032 from Residential (R-10) Neighborhood Business (C-4). The parcel is located on the north side of Oaks Road near its intersection with North First Avenue (see map above).

Site Conditions

The proposed rezoning site is 0.92+/- acres in size.

The property has road frontage on Oaks Road.

There is an existing church on site.

There is a mix of single-family homes, commercial developments, and an industrial boat manufacturer within the vicinity of the site.

Current and Proposed Zoning Districts

The R-10A residential district is designed to accommodate single-family, two-family, and multifamily dwellings with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit.

The C-4 neighborhood business district is established as a district in which the principal use of land is to provide for the retailing of goods and services to the nearby residential neighborhoods. The regulations of this district are designed to limit the businesses which may be established therein to protect the abutting residential areas.

Residential (R-10A)	Neighborhood Business (C-4)	
10,000 sf minimum lot size	5000 sf (If used for residential purposes, R-6 standards apply)	
PERMITTED USES	PERMITTED USES	
Residential Uses	Residential Uses	
Single-family residential	Single-family residential	
Two-family residential	Two-family residential	
Multi-family	Multi-family	
Non-Residential Uses Government offices	Non-Residential Uses Professional & medical offices	
Schools	Restaurants & mobile food vendors	
Churches, temples, synagogues	Veterinarians	
Libraries, museums, art galleries	Libraries	
Public & Private outdoor recreation	Low volume retail	
Marinas	Funeral homes	
Nursing care facilities	Post office	
Emergency services	Bed and breakfast	
Day care centers	Low volume retail	

Land Use Plans

The 2010 Regional Land Use Plan lists this area as "Developed". This classification provides for continued intensive development and redevelopment of the municipalities in the region. Mixed land uses are included in the Developed areas.

The 2022 Land Use Plan Update did not include this area of the City in any additional classifications.

Environmental Conditions

There are no blue-line streams associated with this property.

According to the North Carolina Flood Risk Assessment System, the property is located within the AE flood zone (100-year floodplain). Modifications to the existing structure may require compliance with current flood regulations.

Evaluation

The proposed rezoning from R-10 to C-4 is consistent with recommendations in the 2010 Land Use Plan. The proposed rezoning is generally consistent with the character of the adjacent land uses and zoning districts.

On June 6, 2023 the City of New Bern Planning and Zoning Board voted unanimously (7-0) to recommend adoption of the proposed rezoning request based upon its consistency with the 2010 Land Use Plan classification as "developed"

AE AE REZONING CASE: 3208 Oaks Rd. - Approx. 0.92 Acres: PID: 8-031-A-032 **Environmental Conditions** N CITY of NEW BERN Perennial Stream Development Subject Site Services Scale: 1 = 400 ft Flood Zone: AF Feet

and the character of the surrounding community.

Public Hearing

Jason Sanderson Rezoning Request:

R-10 Residential to C-4 Neighborhood Business

NEW BERN

1

Applicant: Jason Sanderson

Property Owner: NC Conference of Pentecostal

Holiness Church, Inc.

Parcel ID: 8-031-A-032

Location: North side of Oaks Road near its

intersection with North First Avenue

Rezoning Area: 0.92+/- acres

- Existing Use: Church
- Utility Services: City of New Bern water, sewer, and electric are available
- Fire Service: City of New Bern Elizabeth Ave Station

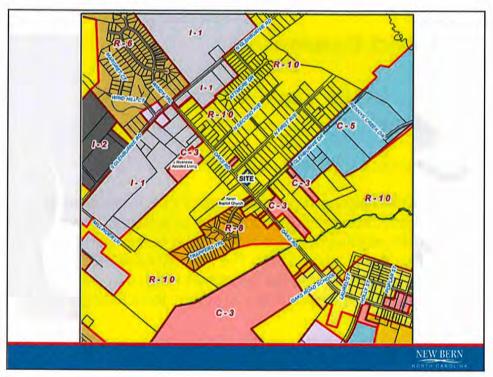


3

Notable Property Features:

- There are no blue line streams on site
- The property is located in an AE flood zone; renovation beyond 50% of the structure's value will require compliance with all flood standards





5

District Comparison

Current Zoning: R-10 Residential

- Minimum lot size: 10,000 square feet
- The R-10 residential district is designed to accommodate single-family and two-family dwellings

NEW BERN

6

District Comparison

Proposed Zoning: C-4 Neighborhood Business

- · Minimum lot size: 5000 square feet
- The C-4 neighborhood business district is established as a district in which the principal use of land is to provide for the retailing of goods and services to the nearby residential neighborhoods. The regulations of this district are designed to limit the businesses which may be established therein in order to protect the abutting residential areas.

NEW BERN

7

Types of Permitted Uses in C-4

- Residential Uses
- · Professional Offices
- Medical Offices
- Libraries
- Funeral Homes
- General Low Volume Retail
- Post Offices
- Bed & Breakfasts

The 2010 Regional Land Use Plan

This parcel is classified as "Developed". This classification provides for continued intensive development and redevelopment of the municipalities in the region.

(This area is not evaluated in to 2022 Land Use Plan Update)

NEW BERN

9

Evaluation

- The proposed rezoning from R-10 to C-4 is consistent with the 2010 Land Use Plan
- The proposed rezoning is generally consistent with the character of the adjacent land uses and zoning districts
- Any proposed changes of use for this property will require the site plan review process be followed
- New businesses would be required to meet all current design standards: screening, parking, etc
- On June 6th, 2023, the City of New Bern Planning and Zoning Board voted unanimously (7-0) to recommend adoption of the proposed rezoning request



AGENDA ITEM COVER SHEET



Agenda Item Title:

Conduct a Public Hearing and Consider Adopting an Ordinance to Apply Initial Zoning to 29 parcels.

Date of Meeting: 7/11/2023 Department: Development Services		Ward # if applicable: NA Person Submitting Item: Jessie Rhue, Director of Development Services		
Explanation of Item:	Staff has identif	fied 29 land parcels within the City's planning		
Explanation of Item.	jurisdiction that did not receive an initial zoning designation the time of annexation.			
Actions Needed by Board:	Conduct Public Hearing, Adopt Ordinance			
Backup Attached:	Memo, Ordinance, Maps, Planning and Zoning Board consistency statement, Staff report.			
Is item time sensitive?	Yes □No			
Will there be advocates/	opponents at t	he meeting? \Begin{aligned} \text{Yes} \Box \Box \text{No} \end{aligned}		
Cost of Agenda Item:	- (70)			
If this requires an expen		been budgeted and are funds available □ Ves □ No		

Additional Notes:



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563 (252)636-4000

MEMORANDUM

TO: Mayor Jeffrey Odham, City of New Bern Board of Aldermen

FROM: Jessie Rhue, Director of Development Services

DATE: June 30, 2023

SUBJECT: Conduct a Public Hearing and Consider Adopting an Ordinance to Apply

Zoning to 29 Parcels.

The Board of Aldermen is requested to consider applying zoning to 29 parcels that currently are unzoned. These parcels are located within the City's planning jurisdiction, however, did not receive an initial City zoning designation at the time of annexation.

Staff notified all impacted property owners by mail on May 11, 2023, that this process was being initiated and invited them to attend the June 6, 2023, Planning and Zoning Board meeting or contact Development Services with questions. Staff received inquiries from several property owners and/or their representatives and the proposed zoning designations were discussed and explained. No negative feedback was received.

Each parcel was evaluated by existing use, development suitability, adjacent zoning districts, and input from property owners (when available) to determine appropriate zoning.

The application of zoning districts as proposed was unanimously recommended for approval by the Planning & Zoning Board at its meeting on June 6, 2023.

The following is a list of the 29 parcels, and their proposed zoning district:

Parcel Id Number	Owner	Proposed Zoning	Address
7-103 -010	ARTHUR, STEVEN	A5	Brices Creek Rd.
7-103 -011	ARTHUR, JAMES F	R-10A	Marion Dr.
7-103 -017	ARTHUR, STEVEN	A5	135 Marion Dr.
7-103 -018	ARTHUR, JAMES F	A5	1105 Brices Creek Rd.
7-103 -019	ARTHUR, JAMES F	R-20	1109 Brices Creek Rd.
7-103 -020	ARTHUR, DORIS A	R-20	1111 Brices Creek Rd.
7-103 -064	TIAA FINANCIAL SERVICES	R-10A	1248 Brices Creek Rd.
7-103 -099	NEW BERN-CITY OF	A5	Brices Creek Rd.
7-103 -12001	CRAVEN COUNTY	1-1	Brices Creek Rd./Airpor
7-103 -16001	ARTHUR, STEVEN	A5	Brices Creek Rd.
7-103 -19000	ARTHUR, STEVEN	A5	Marion Dr.
7-103 -202	ARTHUR, STEVEN GUY	A5	151 Marion Dr.
7-103 -204	ARTHUR, STEVEN GUY	A5	Brices Creek Rd.
7-103 -7002	CURTIS, CHARLES C & STEPHANIE A	R-20	1117 Brices Creek Rd.
7-103 -9006	CRAVEN COUNTY REGIONAL AIRPORT	I-1	5 foot strip along Brices Creek
7-103 -9008	CRAVEN COUNTY	R-8	5 foot strip along Brices Creek
7-103 -9009	CRAVEN COUNTY	R-8	5 foot strip along Brices Creek
7-104 -12001	CAROLINA COLOURS ASSOCIATION INC	C-3	Waterscape Way/ W Thurman Rd.
7-104 -12003	CAROLINA COLOURS ASSOCIATION INC	C-3	Waterscape Way/ W Thurman Rd.
7-104 -14009	NEW BERN-CITY OF	C-3	W Thurman Rd.
7-104 -9012	NEW MARKET HDS	C-3	Waterscape Way
7-300 -2000	USA Govt	A-5	Mellen Ct.
7-RAILRD-NCRR	NC RAILROAD CO.	C-3	Taberna Way
8-222 -074	BEST, REUBEN & BEST, LENNY ET AL	R-20	W NC 55 HWY
8-222 -169	BEST, OTHELLA CLARENCE & SHEILA D	R-20	846 W NC 55 HWY
8-222 -25000	TYLER, LARRY	R-20	W NC 55 HWY
8-222 -25001	HARPER, ELNER MAE & HARPER, LEANDA	R-20	860 W NC 55 HWY
7-003 -11000	NC DOT	C-3	US 70 W
7-024 -019	NC DOT	C-3	TABERNA WAY

Please contact Jessie Rhue at 252-639-7587, should you have questions or need additional information.

AN ORDINANCE TO ASSIGN ZONING CLASSIFICATIONS TO 29 PARCELS LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF NEW BERN

THAT WHEREAS, the Director of Development Services has requested that zoning classifications be assigned to twenty-nine (29) parcels located within the planning jurisdiction of the City of New Bern; and

WHEREAS, said parcels are more particularly identified on the attached maps entitled, "Rezoning Case: Unzoned Parcels North of NC 55 Hwy W—Approx. 3.03 Acres Located 1 Mile West of NC 43 Intersection," "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr.," "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours," and "Rezoning Case: Unzoned Parcel at Intersection of US 70 and US 17—Approx. 3.63 Acres Located South of Cunningham Bridge" prepared by the City of New Bern Development Services staff, copies of which are attached hereto and incorporated herein by reference; and

WHEREAS, the Planning and Zoning Board unanimously recommended said requests be approved; and

WHEREAS, the Board of Aldermen of the City of New Bern conducted a duly advertised public hearing with respect to the proposed zoning classifications on July 11, 2023, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen of the City of New Bern hereby finds the adoption of the proposed amendments to be reasonable and in the public interest, and consistent with City Land Use Plans and nearby land uses based upon the information presented at the public hearing, the recommendations and detailed information developed by staff and/or the Planning and Zoning Board contained in the staff report, and the considerations of the Land Use Ordinance of the City of New Bern.

WHEREAS, the Board of Aldermen of the City of New Bern deems it advisable and in the public interest to assign said zoning classifications, as the requested classifications are consistent with the City Land Use Plans and nearby land uses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the Board of Aldermen of the City of New Bern hereby finds the adoption of the proposed amendments to be reasonable and in the public interest, and consistent with City Land Use Plans and nearby land uses based upon the information presented at the public hearing, the recommendations and detailed information developed by staff and/or the Planning and Zoning Board contained in the staff report, and the considerations of the Land Use Ordinance of the City of New Bern.

Section 2. That the zoning classification of A-5 Agriculture District be assigned to the property owned by Steven Arthur consisting of 33.02 acres, more or less, said property being located south of Brices Creek Road and west of Coastal Carolina Regional Airport, and is further identified as Craven County Parcel identification number 7-103-010 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.— Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 3. That the zoning classification of R-10A Residential District be assigned to the property owned by James F. Arthur consisting of 5.94 acres, more or less, said property being located east of Marion Drive, and is further identified as Craven County Parcel identification number 7-103-011 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 4. That the zoning classification of A-5 Agriculture District be assigned to the property owned by Steven Arthur consisting of 0.45 acres, more or less, said property being located at 135 Marion Drive, and is further identified as Craven County Parcel identification number 7-103-017 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 5. That the zoning classification of A-5 Agriculture District be assigned to the property owned by James F. Arthur consisting of 1.75 acres, more or less, said property being located at 1105 Brices Creek Road, and is further identified as Craven County Parcel identification

number 7-103-018 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 6. That the zoning classification of R-20 Residential District be assigned to the property owned by James F. Arthur consisting of 1.37 acres, more or less, said property being located at 1109 Brices Creek Road, and is further identified as Craven County Parcel identification number 7-103-019 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 7. That the zoning classification of R-20 Residential District be assigned to the property owned by Doris A. Arthur consisting of 0.73 acres, more or less, said property being located at 1111 Brices Creek Road, and is further identified as Craven County Parcel identification number 7-103-020 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 8. That the zoning classification of R-10A Residential District be assigned to the property owned by TIAA Financial Services consisting of 0.179 acres, more or less, said property being located at 1248 Brices Creek Road, and is further identified as Craven County Parcel identification number 7-103-064 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 9. That the zoning classification of A-5 Agriculture District be assigned to the property owned by the City of New Bern consisting of 52.06 acres, more or less, said property being located south of the Trent River and north of Brices Creek, and is further identified as Craven County Parcel identification number 7-103-099 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres

Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 10. That the zoning classification of I-1 Industrial District be assigned to the property owned by Craven County consisting of 99 acres, more or less, said property being located east of Marion Road and west of the Craven County Regional Airport, and is further identified as Craven County Parcel identification number 7-103-12001 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 11. That the zoning classification of A-5 Agriculture District be assigned to the property owned by Steven Arthur consisting of 0.69 acres, more or less, said property being located south of Brices Creek Road, and is further identified as Craven County Parcel identification number 7-103-16001 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 12. That the zoning classification of A-5 Agriculture District be assigned to the property owned by Steven Arthur consisting of 1.18 acres, more or less, said property being located at east of Marion Drive near its intersection with Brices Creek Road, and is further identified as Craven County Parcel identification number 7-103-19000 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 13. That the zoning classification of A-5 Agriculture District be assigned to the property owned by Steven Arthur consisting of 0.75 acres, more or less, said property being located at 151 Marion Drive, and is further identified as Craven County Parcel identification number 7-103-202 and being more particularly identified on a portion of the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of

Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 14. That the zoning classification of A-5 Agriculture District be assigned to the property owned by Steven Arthur consisting of 5.247 acres, more or less, said property being located south of Brices Creek Road near its intersection with Marion Drive, and is further identified as Craven County Parcel identification number 7-103-204 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 15. That the zoning classification of R-20 Residential District be assigned to the property owned by Charles Curtis and Stephanie Curtis consisting of 0.55 acres, more or less, said property being located at 1117 Brices Creek Road, and is further identified as Craven County Parcel identification number 7-103-7002 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 16. That the zoning classification of I-1 Industrial District be assigned to the property owned by Craven County consisting of 0.79 acres, more or less, said property being located east of Brices Creek, and is further identified as Craven County Parcel identification number 7-103-9006 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 17. That the zoning classification of R-8 Residential District be assigned to the property owned by Craven County consisting of 0.03 acres, more or less, said property being located east of Brices Creek, and is further identified as Craven County Parcel identification number 7-103-9008 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of

Brices Creek Rd. and Marion Dr.," prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 18. That the zoning classification of R-8 Residential District be assigned to the property owned by Craven County consisting of 0.5 acres, more or less, said property being located east of Brices Creek, and is further identified as Craven County Parcel identification number 7-103-9009 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels South of Brices Creek Rd.—Approx. 196.28 Acres Located Near Intersection of Brices Creek Rd. and Marion Dr." prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 19. That the zoning classification of C-3 Commercial District be assigned to the property owned by Carolina Colours Association, Inc. consisting of 0.246 acres, more or less, said property being located south of West Thurman Road near its intersection with Waterscape Way, and is further identified as Craven County Parcel identification number 7-104-12001 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 20. That the zoning classification of C-3 Commercial District be assigned to the property owned by Carolina Colours Association, Inc. consisting of 0.46 acres, more or less, said property being located at north of Waterscape Way at its intersection with West Thurman Road, and is further identified as Craven County Parcel identification number 7-104-12003 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 21. That the zoning classification of C-3 Commercial District be assigned to the property owned by the City of New Bern consisting of 0.234 acres, more or less, said property being located south of West Thurman Road near its intersection with Waterscape Way, and is further identified as Craven County Parcel identification number 7-104-14009 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours"

prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 22. That the zoning classification of C-3 Commercial District be assigned to the property owned by New Market- HDS, LLC consisting of 7.76 acres, more or less, said property being located at eastern terminus of Stone Drive, and is further identified as Craven County Parcel identification number 7-104-9012 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 23. That the zoning classification of A-5 Agricultural District be assigned to the property owned by the United States of America consisting of 93.55 acres, more or less, said property being located east of Brices Creek, and is further identified as Craven County Parcel identification number 7-300-2000 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 24. That the zoning classification of C-3 Commercial District be assigned to the property owned by the North Carolina Railroad Company consisting of 1.13 acres, more or less, said property being located west of US Highway 70 East, and is further identified as Craven County Parcel identification number 7-RAILRD-NCRR and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 25. That the zoning classification of R-20 Residential District be assigned to the property owned by Reuben Best, *et al* consisting of 0.949 acres, more or less, said property being located at north of West NC Highway 55, and is further identified as Craven County Parcel identification number 8-222-074 and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels North of NC 55 Hwy W—Approx. 3.03 Acres Located 1 Mile

West of NC 43 Intersection" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 26. That the zoning classification of R-20 Residential District be assigned to the property owned by Othella Best and Sheila Best consisting of 1.15 acres, more or less, said property being located at 846 West NC Highway 55, and is further identified as Craven County Parcel identification number 8-222-169, and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels North of NC 55 Hwy W—Approx. 3.03 Acres Located 1 Mile West of NC 43 Intersection" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 27. That the zoning classification of R-20 Residential District be assigned to the property owned by Larry Tyler consisting of 0.467 acres, more or less, said property being located north of West NC Highway 55, and is further identified as Craven County Parcel identification number 8-222-25000, and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels North of NC 55 Hwy W—Approx. 3.03 Acres Located 1 Mile West of NC 43 Intersection" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 28. That the zoning classification of R-20 Residential District be assigned to the property owned by Elner Harper and Leanda Harper consisting of 0.463 acres, more or less, said property being located at 860 West NC Highway 55, and is further identified as Craven County Parcel identification number 8-222-25001, and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels North of NC 55 Hwy W—Approx. 3.03 Acres Located 1 Mile West of NC 43 Intersection" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 29. That the zoning classification of C-3 Commercial District be assigned to the property owned by the North Carolina Department of Transportation consisting of 3.63 acres, more or less, said property being located east of US Highway 70 near its intersection with US Highway 17 and south of the Alfred Cunningham Bridge, and is further identified as Craven County Parcel identification number 7-003-11000, and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcel at Intersection of US 70 and US 17—Approx. 3.63 Acres Located South of Cunningham Bridge" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 30. That the zoning classification of C-3 Commercial District be assigned to the property owned by the North Carolina Department of Transportation consisting of 0.0236 acres, more or less, said property being located south of Taberna Way at its intersection with the North Carolina Railroad, and is further identified as Craven County Parcel identification number 7-024-019, and being more particularly identified on the map entitled "Rezoning Case: Unzoned Parcels in Southern New Bern—Approx. 93.55 Acres Located Near Taberna Circle and 8.22 Acres in Carolina Colours" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

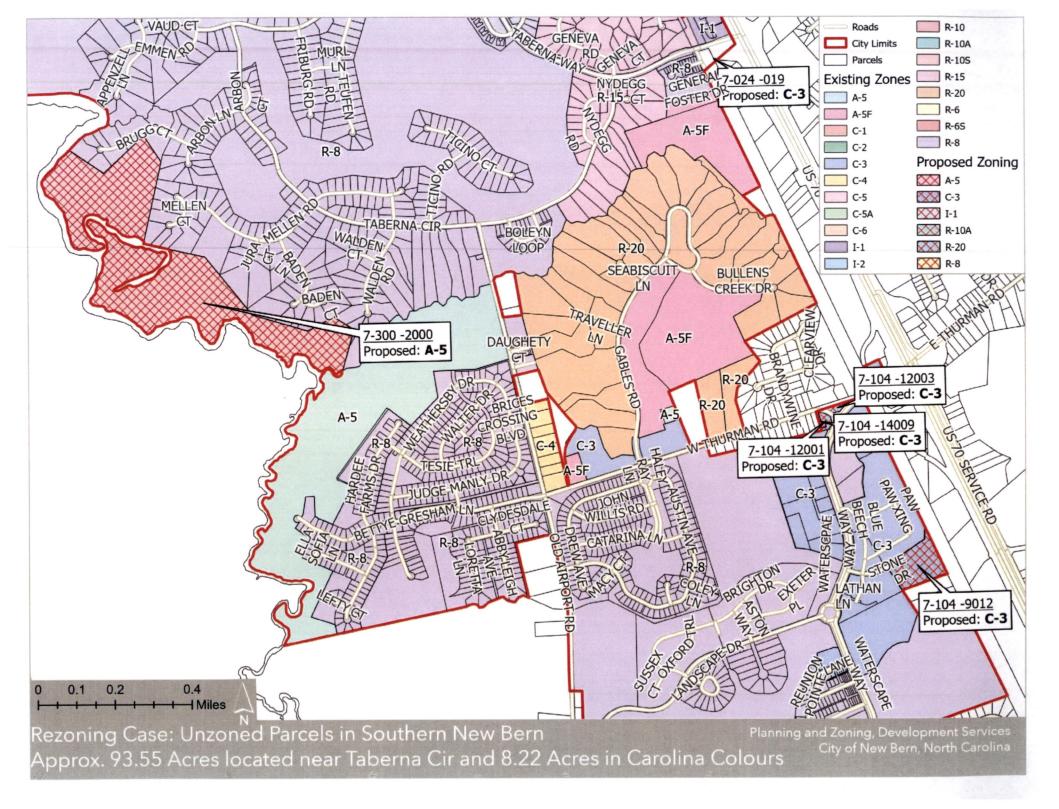
<u>Section 31</u>. That the Board deems it in the public interest to assign said zoning classifications, as the requested classifications are consistent with the City Land Use Plans and nearby land uses.

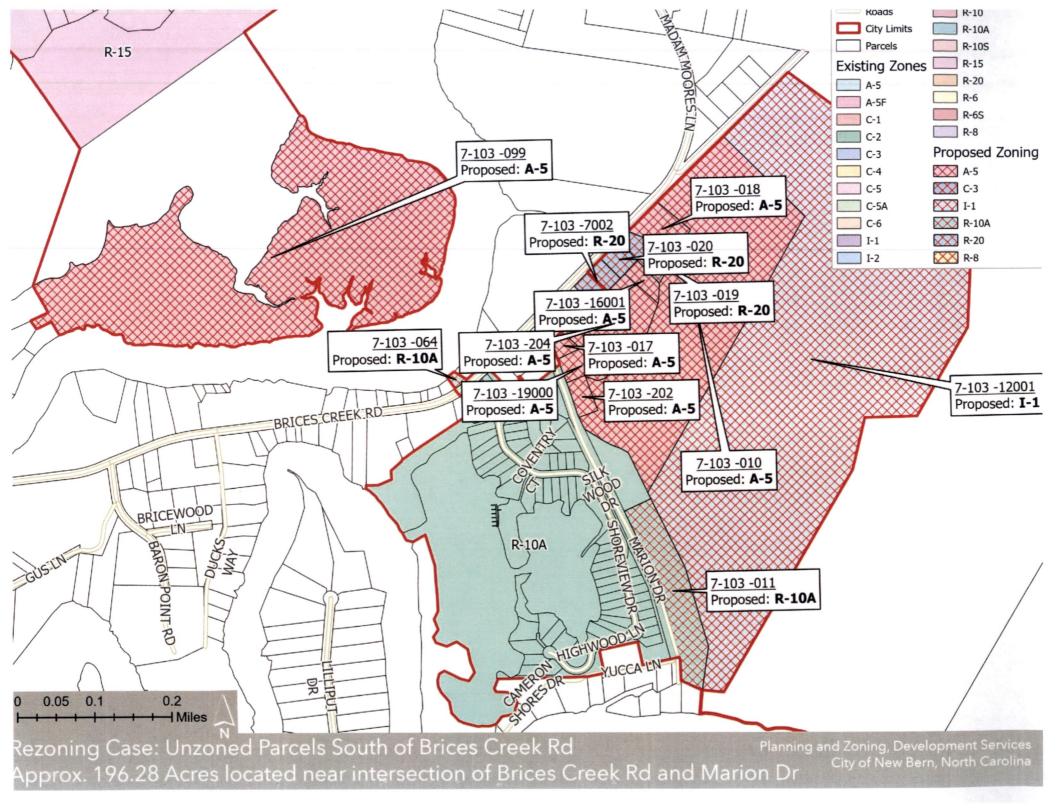
Section 32. That this ordinance shall be in full force and effect from and after its adoption and publication as required by law.

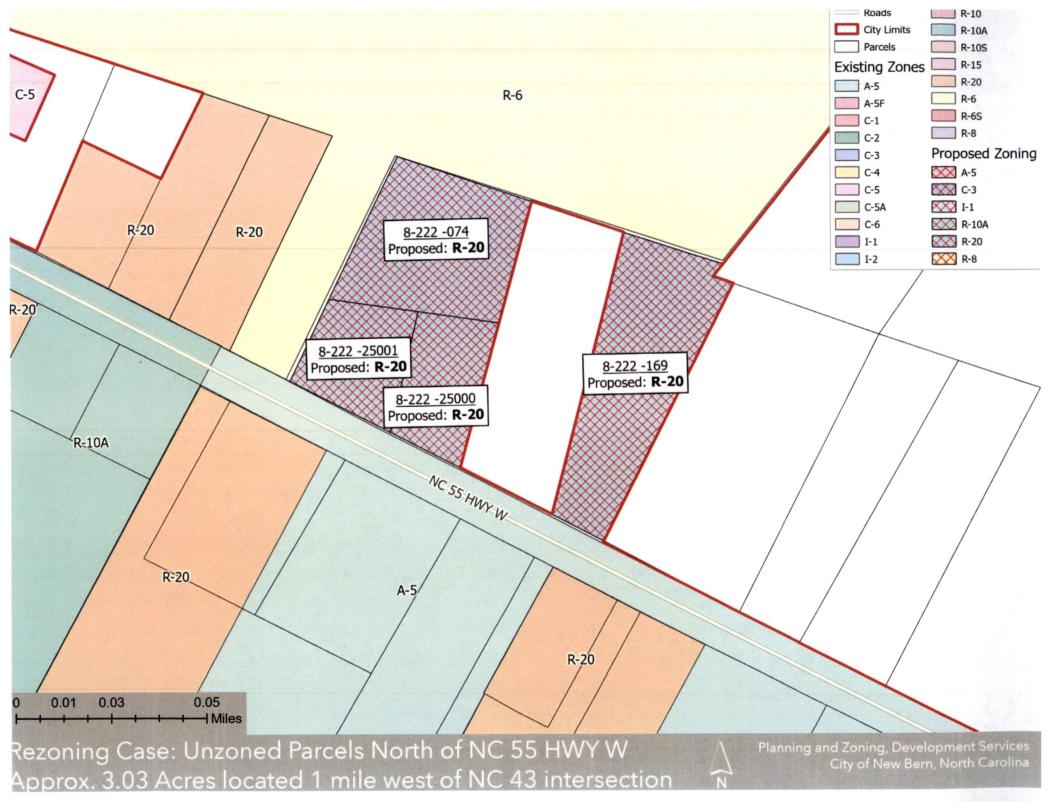
ADOPTED THIS 11th DAY OF JULY, 2023.

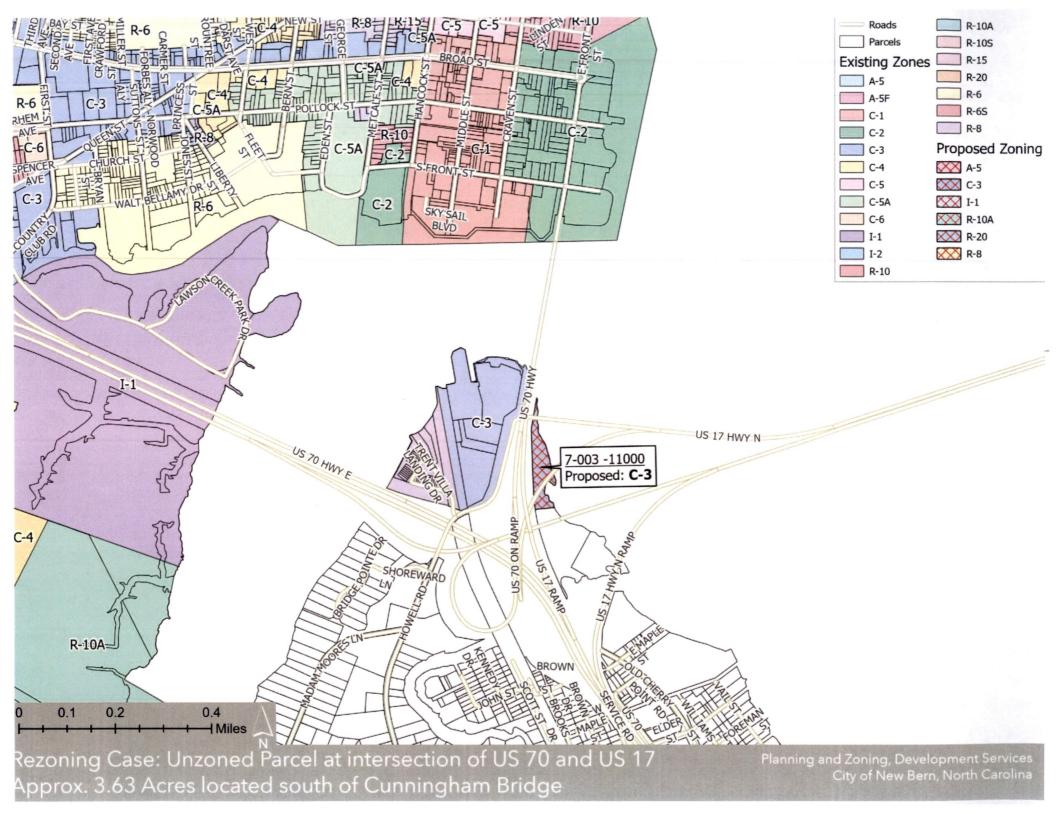
JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK









STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

Unzoned parcels within the city limits.

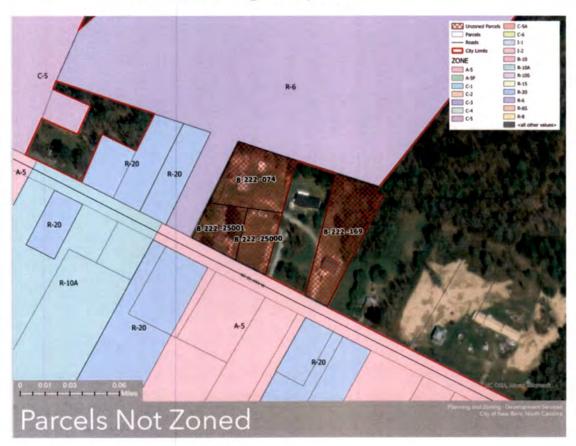
Background

Staff has identified land parcels within the City's planning jurisdiction did not receive an initial zoning designation at the time of annexation. We have determined that 29 parcels remain unzoned. One group is located adjacent to West NC 55 Hwy, another group is adjacent to the Coastal Carolina Regional Airport, and another exists off Hwy 70 in the Carolina Colours area.

Staff notified property owners on May 11, 2023 that this process was being initiated and invited them to contact staff with any questions. They were also invited to attend the Planning and Zoning Board meeting. Staff was contacted by several property owners and/or their representatives and the proposed zoning designations were discussed. No negative feedback was received.

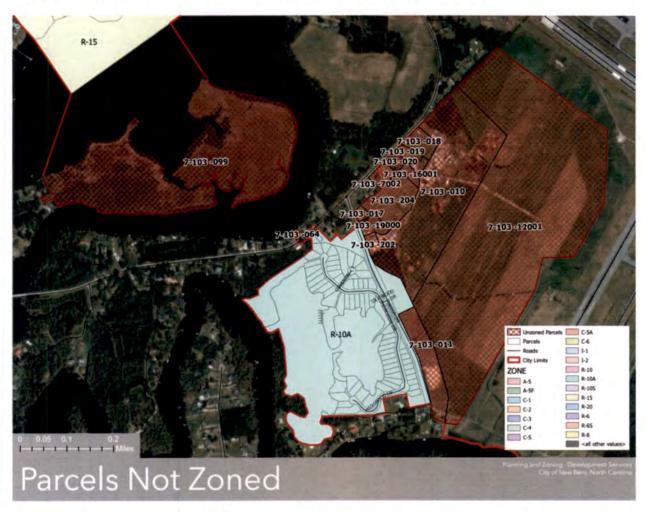
Each parcel was evaluated by existing use, development suitability, adjacent zoning districts, and input from property owners (when available) to determine appropriate zoning.

Area 1: West NC 55 Highway Area



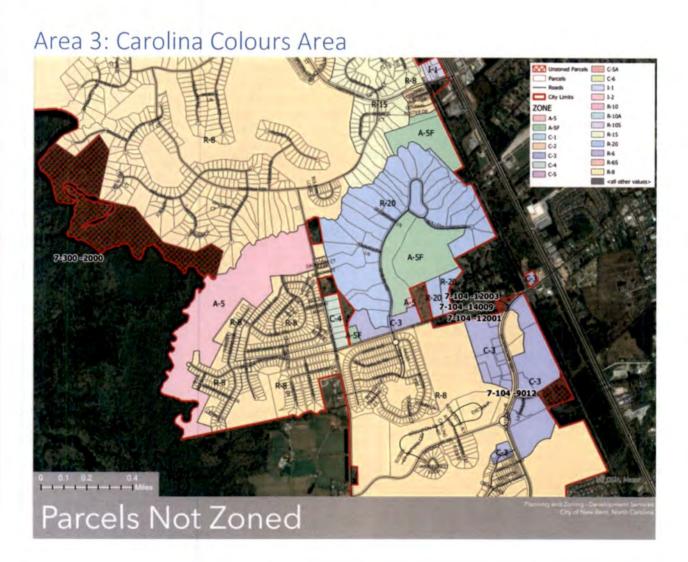
The West NC 55 Highway includes four unzoned properties along the highway located approximately 1/3 of a mile west of W. Pleasant Hill Drive. The proposed zoning designation for all four parcels is R-20 Residential. The R-20 rural residential district is designed to accommodate low-density single-family dwellings with 20,000 square feet minimum lots and allows for both site built and manufactured homes.

Are 2: Coastal Carolina Regional Airport Area



The Coastal Carolina Regional Airport area includes 14 unzoned properties along Brices Creek Road and Marion Drive adjacent to the airport. The proposed zoning designations for these parcels are A-5 agricultural district (existing farm uses), I-1 industrial district (airport property), and R-20, R-10A and R-8 residential districts. A-5 is being recommended for the properties currently in agricultural use. The A-5 agriculture district is designed to secure the agricultural integrity of the areas so classified and to allow for low-density single-family development on five acre minimum lots. The property owner (Steven Arthur) stated that it is his intent to keep this land in use as a farm for the foreseeable future. I-1 is being recommended for the property owned by Craven County adjacent to the runways as this zone allows the airport use by right. The

I-1 industrial district is established as a district in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts; warehousing and wholesaling activities with limited contact with the general public; and for certain outdoor amusement facilities which generate large volumes of automobile traffic. The R-20, R-10A and R-8 residential districts recommended complement the existing residential uses along Brices Creek Road and property intended for residential use along Marion Drive as expressed by the owner (Arthur family). The R-20 rural residential district is designed to accommodate low-density single-family dwellings with 20,000 square feet minimum lots and allows for both site built and manufactured homes. The R-10A residential district is designed to accommodate single-family, two-family, and multifamily dwellings with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit. The R-8 residential district is designed to accommodate single-family, two-family, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract).



The Carolina Colours Area consists of five parcels. Four of these are in the immediate vicinity of Waterscape Way within the Carolina Colours development. The zoning designation recommended for these is C-3 Commercial which is consistent with the existing zoning of the adjacent parcels and has been requested by the property owner. The C-3 commercial district is established as a district for offices, personal services, and the retailing of durable and convenience goods. The fifth parcel is owned by the Federal Government and is a large parcel of wetlands area not suitable for development. Staff is recommending A-5 for this parcel.

On June 6, 2023 the City of New Bern Planning and Zoning Board voted unanimously (7-0) to recommend adoption of the proposed zoning package. The Board found that the proposed zonings are consistent with the Future Land Use Map and expressed intent of the Future Land Use Plan.

Aldermen

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

ZONING CONSISTENCY AND REASONABLENESS STATEMENT

The Planning and Zoning Board of the City of New Bern finds the proposed action to assign the following zoning classifications to the foregoing parcel identification numbers is reasonable and in the public interest, and consistent with the City Land Use Plans and nearby land uses:

PID	Proposed zoning	PID	Proposed zoning
		7-103 -	
7-103 -010	A5	9006	I-1 ^
		7-103 -	
7-103 -011	R-10A	9008	R-8
		7-103 -	
7-103 -017	A	9009	R-8
7 3 3 2 2 7		7-104 -	
7-103 -018	A5	12001	C-3
		7-104 -	
7-103 -019	R-20	12003	C-3
	1	7-104 -	
7-103 -020	R-20	14009	C-3
O'LUS T		7-104 -	
7-103 -064	R-10A	9012	C-3
		7-300 -	
7-103 -099	A5	2000	A-5
		7-RAILRD-	
7-103 -12001	I-1	NCRR	C-3
7-103 -16001	A5	8-222 -074	R-20
7-103 -19000	A5	8-222 -169	R-20
-31		8-222 -	
7-103 -202	A5	25000	R-20
		8-222 -	
7-103 -204	A5	25001	R-20
		7-003 -	
7-103 -7002	R-20	11000	C-3
		7-024 -019	C-3

The application of all of the proposed zoning districts are compatible with the Future Land Use Map found in the 2022 Land Use Plan Update, 2010 Land Use Plan, existing uses and adjacent zoning classifications.

This certifies the above statement of zoning consistency and reasonableness was adopted by the Planning and Zoning Board on June 6, 2023.

Brad Jefferson, Chairman

Seth Laughlin, Clerk to the Board



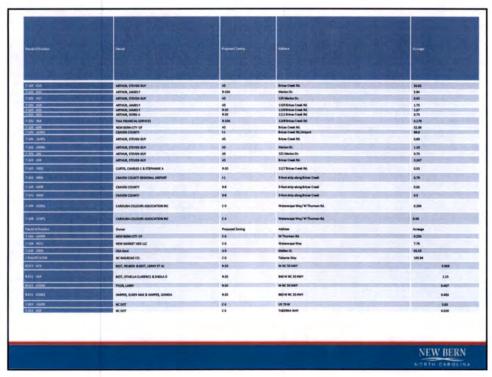


DEVELOPMENT SERVICES July 11, 2023

1

Public Hearing

Application of Zoning to 29 Properties



Context

Land parcels within the City's planning jurisdiction did not receive an initial zoning designation at the time of annexation

29 parcels remain unzoned in three main areas:

- West NC 55 Hwy
- Coastal Carolina Regional Airport
- Hwy 70 in the Carolina Colours area



Why is Zoning Important?

- Properties without zoning are not subject to use regulations
- Without zoning, the City has no control over mitigating negative impacts to adjacent property owners
- In the absence of zoning, only building and environmental permits are required for development

NEW BERN

28

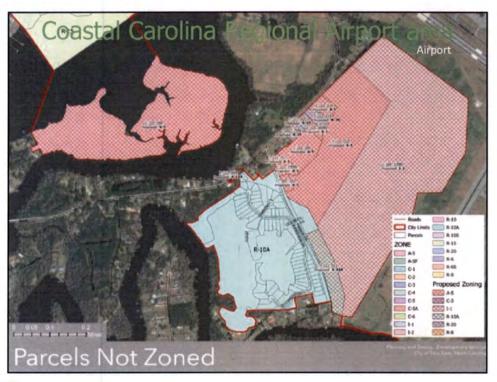
Outreach Efforts

- Staff notified property owners by mail on May 11, 2023, that this process was being initiated and invited them to contact the City with questions or concerns
- All impacted property owners were invited to attend the Planning & Zoning Board meeting on June 6, 2023
- · Staff was contacted by several owners
- No negative feedback was received by correspondence or at the Planning & Zoning Board Meeting
- Property owners within 100 feet of these proposed zoning applications were notified by mail on June 30, 203 of tonight's public hearing



West NC 55 Highway area

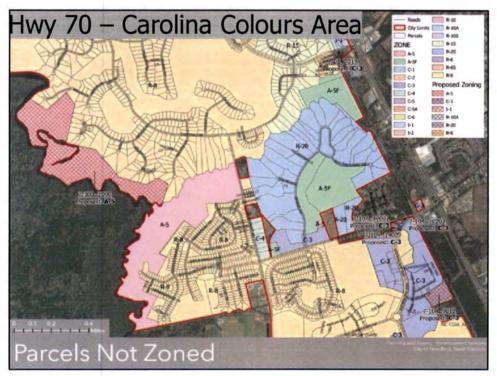
- · Includes four unzoned properties
- Staff is proposing R-20 Residential for all 4 lots
 - The R-20 rural residential district is designed to accommodate low-density single-family dwellings with 20,000 square feet minimum lots and allows for both site built and manufactured homes



Coastal Carolina Regional Airport area

- · Includes 14 unzoned properties
- A-5 is being recommended for the properties currently in agricultural use (7 parcels)
- I-1 is being recommended for the property owned by Craven County adjacent to the runways as this zone allows the airport use by right (1 parcel)
- The residential districts recommended complement the existing residential uses along Brices Creek Road and Marion Drive

		Airport area	a parcels	
PID	Proposed zoning district	PANAME	Address	Annex Date
7-103 -010	AS existing farm use	ARTHUR, STEVEN GUY	Brices Creek Road	6/27/2006
7-103 -011	R-10A	ARTHUR, JAMES F	MARION DR	6/27/2006
7-103 -017	AS existing farm use	ARTHUR, STEVEN GUY	135 MARION DR	6/27/2006
7-103 -018	AS existing farm use	ARTHUR, JAMES F	1105 BRICES CREEK RD	6/27/2006
7-103 -019	R-20	ARTHUR, JAMES F	1109 BRICES CREEK RD	6/27/2006
7-103 -020	R-20	ARTHUR, DORIS A	1111 BRICES CREEK RD	6/27/2006
7-103 -064	R-10A	TIAA FINANCIAL SERVICES - TRUSTREE	1248 Brices Creek Rd	10/12/2004
7-103 -099	A5 marsh island	NEW BERN-CITY OF	BRICES CREEK RD	3/24/1998
7-103 -12001	I-1 airport property	CRAVEN COUNTY	Brices Creek Road/Airport	6/27/2006
7-103 -16001	AS existing farm use	ARTHUR, STEVEN GUY	Brices Creek Road	6/27/2006
7-103 -19000	AS existing farm use	ARTHUR, STEVEN GUY	Marion Dr	6/27/2006
7-103 -202	AS existing farm use	ARTHUR, STEVEN GUY	151 MARION DR	6/27/2006
7-103 -204	A5 existing farm use	ARTHUR, STEVEN GUY	BRICES CREEK RD	6/27/2006
7-103 -7002	R-20	CURTIS, CHARLES C & STEPHANIE A	1117 Brices Creek Rd	6/27/2006
				NEW BERN



Hwy 70 - Carolina Colours area

- · Includes five unzoned properties
- Four of these are in the immediate vicinity of Waterscape Way within the Carolina Colours development
 - Staff is recommending C-3
- The fifth parcel is owned by the Federal Government and is a large parcel of wetlands area not suitable for development; staff is recommending A-5 for this parcel

NEW BERN

36

Evaluation

- Each parcel was evaluated by assessing the existing use, development suitability, adjacent zoning districts, and input from property owners. This information was used by staff in determing the zoning districts proposed.
- On June 6th, 2023, the City of New Bern Planning and Zoning Board voted unanimously (7-0) to recommend adoption of the proposed initial zonings request.
- The favorable recommendation for each zoning district was based upon harmony with existing development in the vicinity, and general consistency with the 2010 Land Use Plan.

AGENDA ITEM COVER SHEET



Agenda Item Title:
Presentation of the 2023 City of New Bern Retail Market Analysis

Date of Meeting: 7/11/2023 Department: Development Services Call for Public Hearing: □Yes⊠No		Ward # if applicable: N/A		
		Person Submitting Item: Chris Seaberg, Community & Economic Development Manager		
		Date of Public Hearing:		
Explanation of Item:	The City partnered with Stratford Analytic, LLC to develop a Retail Market Analysis to help guide retail attraction and retention activities. The methodology of the Retail Market Analysis was to rely on supply and demand data to identify retail gaps and calculate retail leakage and surplus. The findings suggest the area in and around New Bern is experiencing a significant amount of unmet demand, which presents an opportunity for further retail development.			
Actions Needed by Board:	None			
Backup Attached:	Memo, Report			
Is item time sensitive?	☐Yes ☐No			
Cost of Agenda Item:				
If this requires an expe and certified by the Fir		been budgeted and are funds available Yes No		

Additional Notes:



MEMORANDUM

TO: Mayor Odham and Board of Aldermen

FROM: Christopher Seaberg, Community and Economic Development Manager

DATE: June 30, 2023

SUBJECT: Presentation of the Retail Market Analysis

The City partnered with Stratford Analytic, LLC to develop a Retail Market Analysis to guide our efforts in retail attraction and retention.

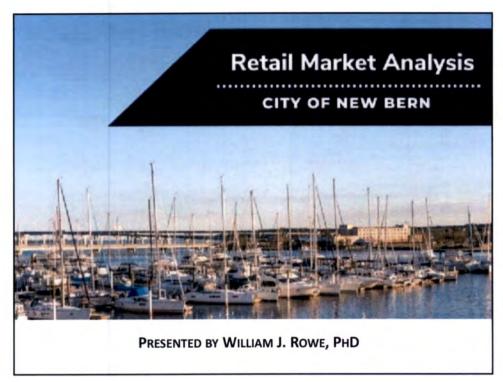
The analysis examines retail market activity in and around the City of New Bern. The purpose of the analysis is to assess opportunities for retail development based on population characteristics and the current retail landscape in the area.

The analysis detailed in this report was developed around three (3) geographic boundaries and four (4) retail centers. The geographic boundaries used for the analysis were the corporate limits of the City of New Bern, the boundary of Craven County, and boundary of the New Bern metropolitan area (MSA), which includes areas in Craven, Jones, and Pamlico Counties. The retail centers used for the analysis included the Cities of Havelock, Kinston, Jacksonville, and Greenville.

The methodology of the Retail Market Analysis was to rely on supply and demand data to identify retail gaps and calculate retail leakage and surplus. Retail leakage is an indication that residents are buying from retailers outside of the area, meaning consumer demand is not being met locally. Retail surplus is an indication that residents from outside of the area are buying from retailers inside of the area, meaning retail supply exceeds local consumer demand.

The report finds significant retail leakage in the broader New Bern MSA. Although the City is seeing excess retail supply, unmet demand is still flowing out of Craven County and is continuing to move out of the larger New Bern MSA trade area. This demand is likely being lost to retail centers in Jacksonville, Greenville, Raleigh, Wilmington, and to online retailers. Additional observations include a lack of activities for young people and a low presence of national chains in New Bern. Taken togther, these findings suggest the area in and around New Bern is experiencing a significant amount of unmet demand, which presents an opportunity for further retail development.

If you have any questions or need additional information, please contact Christopher Seaberg at 252-639-7580.



AGENDA

- ✓ INTRODUCTION
- ✓ PURPOSE OF THE STUDY
- ✓ OVERVIEW OF THE METHODOLOGY
- ✓ FINDINGS AND INSIGHTS
- ✓ RECOMMENDED NEXT STEPS
- ✓ QUESTIONS AND DISCUSSION

2

INTRODUCTION: RESEARCHER BACKGROUND AND CREDENTIALS

WILLIAM J. (JASON) ROWE, PHD

- ✓ DIRECTOR OF THE BUREAU OF BUSINESS RESEARCH IN THE COLLEGE OF BUSINESS AS ECU
- ✓ ASSOCIATE PROFESSOR IN THE DEPARTMENT OF MARKETING AND SUPPLY CHAIN
 MANAGEMENT
- ✓ EXTENSIVE EXPERIENCE CONDUCTING BOTH ACADEMIC AND INDUSTRY RESEARCH
- ✓ ONGOING CONSULTATION WITH INDUSTRY AND GOVERNMENT ON ISSUES RELATED TO BUSINESS AND COMMUNITY DEVELOPMENT
- ✓ COMPLETED GRANT FUNDED RESEARCH AT STATE AND FEDERAL LEVEL
- ✓ RESEARCH PRESENTED AT REGIONAL, NATIONAL, AND INTERNATIONAL CONFERENCES AND
 PUBLISHED IN A VARIETY OF PEER-REVIEWED JOURNALS
- ✓ PH.D. IN BUSINESS ADMINISTRATION FROM THE GATTON COLLEGE OF BUSINESS AND ECONOMICS AT THE UNIVERSITY OF KENTUCKY - MBA AND BBA (MARSHALL UNIVERSITY)

3

PURPOSE OF THE STUDY

- ✓ THE PURPOSE OF THIS STUDY WAS TO ASSESS OPPORTUNITIES FOR RETAIL DEVELOPMENT IN
 THE CITY OF NEW BERN.
- ✓ THIS STUDY EXAMINES RETAIL MARKET ACTIVITY IN AND AROUND THE CITY BASED ON
 POPULATION CHARACTERISTICS AND THE CURRENT RETAIL LANDSCAPE IN THE AREA.
- ✓ THE AUDIENCE FOR THE REPORT INCLUDES INDUSTRY AND GOVERNMENT DECISION MAKERS, LOCAL LEADERS, AND OTHER INTERESTED STAKEHOLDERS.
- ✓ THE AIM OF THE STUDY IS TO PROVIDE EVIDENCE THAT AN OPPORTUNITY EXISTS IN THE MARKET AND ENCOURAGE FURTHER INVESTIGATION.
- ✓ THE ANALYSIS DETAILED IN THIS REPORT WAS DEVELOPED AROUND THREE GEOGRAPHIC BOUNDARIES:
 - * THE CITY OF NEW BERN
 - CRAVEN COUNTY
 - NEW BERN MSA (CRAVEN, JONES, AND PAMLICO COUNTIES).

OVERVIEW OF THE METHODOLOGY

KEY POINTS

- ✓ RETAIL MARKET ANALYSIS METHODOLOGY RELIES ON SUPPLY AND DEMAND DATA TO IDENTIFY RETAIL GAPS AND CALCULATE RETAIL LEAKAGE AND SURPLUS.
- ✓ RETAIL LEAKAGE IS AN INDICATION THAT RESIDENTS ARE BUYING FROM RETAILERS OUTSIDE OF THE AREA, MEANING CONSUMER DEMAND IS NOT BEING MET LOCALLY.
- ✓ RETAIL SURPLUS IS AN INDICATION THAT RESIDENTS FROM OUTSIDE OF THE AREA ARE BUYING FROM RETAILERS INSIDE OF THE AREA, MEANING RETAIL SUPPLY EXCEEDS LOCAL CONSUMER DEMAND.
- ✓ WHILE LEAKAGE/SURPLUS GAPS ARE REPRESENTED IN U.S. DOLLARS, THESE FIGURES ARE
 NOT INTENDED TO REPRESENT SALES REVENUE FORECASTS BUT RATHER TO ALLOW FOR A
 COMPARISON OF MAGNITUDE ACROSS INDUSTRY SECTORS.

5

OVERVIEW OF THE METHODOLOGY

DATA AND CALCULATIONS

- ✓ DATA SOURCES INCLUDE ESRI BUSINESS DATA, BUREAU OF LABOR STATISTICS, U.S. CENSUS BUREAU, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, AND NORTH CAROLINA DEPARTMENT OF COMMERCE.
- ✓ THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) WAS USED FOR
 CODING AND CATEGORIZING THE RETAIL TRADE SECTOR BY INDUSTRY.
- ✓ RETAIL SUPPLY WAS MEASURED AS RETAIL SALES REVENUE. CONSUMER DEMAND WAS MEASURED AS EXPECTED HOUSEHOLD SPENDING.
- ✓ INDICATIONS OF RETAIL LEAKAGE AND SURPLUS WERE IDENTIFIED USING CALCULATIONS OF THE DIFFERENCE BETWEEN RETAIL SUPPLY AND CONSUMER DEMAND.

6

OVERVIEW OF THE METHODOLOGY

MULTI-TIER GAP ANALYSIS

- ✓ WHAT IS THE PURPOSE OF A MULTI-TIER GAP ANALYSIS?
- ✓ STEP ONE INVOLVED ANALYZING THE CITY OF NEW BERN, CRAVEN COUNTY, AND THE NEW BERN MSA INDIVIDUALLY.
- ✓ IN STEP TWO, A THREE-TIER GAP ANALYSIS OF RETAIL ACTIVITY WAS USED TO MORE ACCURATELY CAPTURE THE FLOW OF RETAIL SUPPLY AND DEMAND ACROSS THE TRADE AREA AND DEVELOP A CLEAR ASSESSMENT OF RETAIL ACTIVITY IN THE REGION.

7

FINDINGS AND INSIGHTS

- ✓ OVERALL, THE STUDY FINDS BROAD RETAIL LEAKAGE IN THE NEW BERN MSA.
- ✓ ALTHOUGH THE CITY OF NEW BERN IS SEEING EXCESS RETAIL SUPPLY, UNMET DEMAND IS STILL FLOWING OUT OF CRAVEN COUNTY AND IS CONTINUING TO MOVE OUT OF THE LARGER NEW BERN MSA TRADE AREA. THIS DEMAND IS LIKELY BEING LOST TO SURROUNDING RETAIL CENTERS (JACKSONVILLE, GREENVILLE, RALEIGH, WILMINGTON) AND TO ONLINE RETAILERS.
- ✓ ADDITIONAL OBSERVATIONS INCLUDE A LACK OF ACTIVITIES FOR YOUNG PEOPLE AND A LOW PRESENCE OF NATIONAL/REGIONAL CHAINS IN THE CITY.
- ✓ TAKEN TOGETHER, THESE FINDINGS SUGGEST THE AREA IN AND AROUND NEW BERN IS
 EXPERIENCING UNMET DEMAND, CREATING AN OPPORTUNITY FOR RETAIL DEVELOPMENT.

8

RECOMMENDED NEXT STEPS

IMMEDIATE AND COMMON NEXT STEP:

CONDUCT A STRATEGY SESSION TO DEVELOP IDEAS AND IDENTIFY A SET OF ALTERNATIVES DEVELOP AN ACTION PLAN, TIMELINE, AND CHAMPIONS

BASED ON STRATEGY SESSION OUTCOME, BEGIN THE FOLLOWING:

OUTREACH TO RETAIL, RESTAURANT, AND ENTERTAINMENT TO PRESENT OPPORTUNITIES

OUTREACH TO DEVELOPERS FOR INITIAL THOUGHTS AND INPUT

OUTREACH TO STATE PARTNERS FOR FUNDING SOURCES AND OTHER SUPPORT

FOR SPECIFIC DEVELOPMENT IDEAS, COMMISSION ECONOMIC IMPACT/FEASIBILITY STUDIES

OPTIONAL FOLLOW-UP MEETING:

DEEPER DIVE INTO THE STUDY

9

THANK YOU

QUESTIONS AND DISCUSSION



Retail Market Analysis

CITY OF NEW BERN

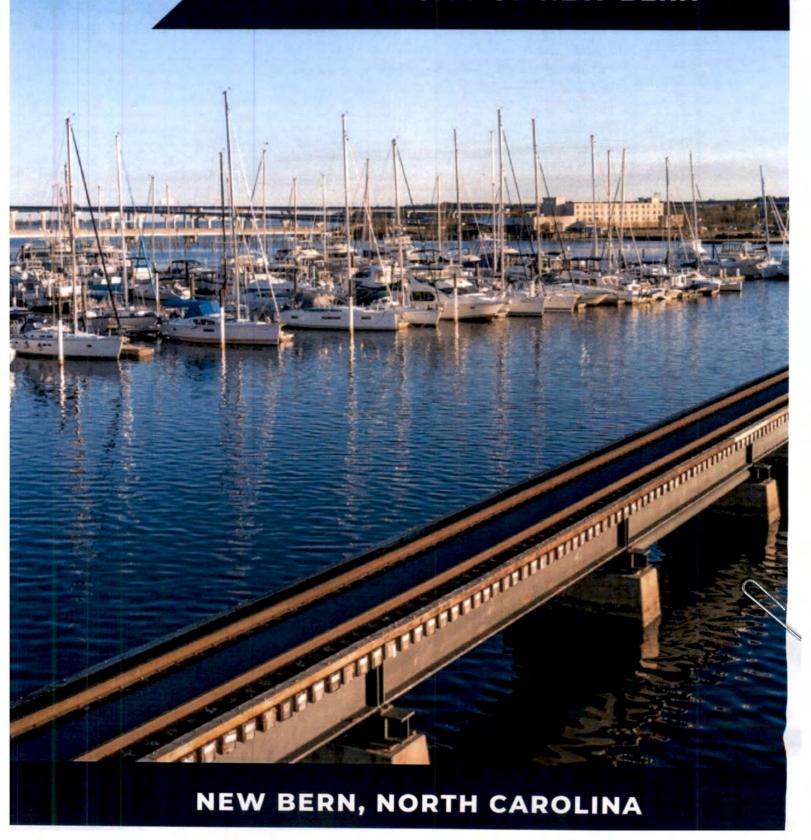


TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
SECTION 1: REGIONAL RETAIL LANDSCAPE	
1.1. City of New Bern	4
1.2. Craven County	8
1.3. Adjacent Retail Centers	9
1.3.1. Havelock	9
1.3.2. Kinston	10
1.3.3. Jacksonville	10
1.3.4. Greenville	11
SECTION 2: RETAIL MARKET ANALYSIS	
2.1. Methodology	11
2.2. Study Design	12
2.3. Retail Leakage and Surplus Analysis	13
2.3.1. City of New Bern	13
2.3.2. Craven County	14
2.3.3. New Bern MSA	15
2.4. Three-Tier Retail Gap Analysis	17
SECTION 3: CONCLUSIONS	
3.1. Study Overview	20
3.2. Findings and Observations	20
3.3. Strategic Alternatives for Retail Development	21
3.4. Research Notes	25
SECTION 4: APPENDICES	
4.1. City of New Bern Demographic Profile	27
4.2. City of New Bern Market Profile	28
4.3. City of New Bern Retail Goods and Services Expe	enditures 35
4.4. Old and Newcomers Tapestry Segment	38
4.5. Comfortable Empty Nesters Tapestry Segment	42
4.6. Midlife Constants Tapestry Segment	46
4.7. Small Town Sincerity Tapestry Segment	50
4.8. Retirement Communities Tapestry Segment	54
4.9. Tapestry Segmentation for City of New Bern	58

Researcher Contact Information: William J. Rowe, PhD is the Director of the Bureau of Business Research and an Associate Professor in the Department of Marketing and Supply Chain Management in the College of Business at East Carolina University in Greenville, North Carolina. Questions regarding this study may be directed to Dr. Rowe at rowew@ecu.edu.



EXECUTIVE SUMMARY

Purpose

This study examines retail market activity in and around the City of New Bern, North Carolina. The purpose of this study is to assess opportunities for retail development based on population characteristics and the current retail landscape in the area. New Bern is a waterfront city located along the Neuse and Trent Rivers in central Craven County and is considered part of the Inner Banks Region of Eastern North Carolina.

The analysis detailed in this report was developed around three geographic boundaries and four area retail centers. Specifically, the analysis focused on the City of New Bern, Craven County, and the New Bern metropolitan area (the New Bern MSA consisting of Craven, Jones, and Pamlico Counties). Four centers of retail activity were also considered: Havelock (located in Craven County) and Kinston, Jacksonville, and Greenville (all located outside of the New Bern MSA).

Methodology

Retail market analysis methodology relies on supply and demand data to identify retail gaps and calculate retail leakage and surplus. Retail leakage is an indication that residents are buying from retailers outside of the area, meaning consumer demand is not being met locally. Retail surplus is an indication that residents from outside of the area are buying from retailers inside of the area, meaning retail supply exceeds local consumer demand.

In the current study, step one involved a retail market analysis covering the City of New Bern, Craven County, and the New Bern MSA individually. In step two, a three-tier gap analysis of retail activity was used to more accurately capture the flow of retail supply and demand across the trade area and develop a clearer assessment of retail activity in the region.

For the analysis, retail supply was measured as retail sales revenue. Consumer demand was measured as expected household spending. Indications of retail leakage and surplus were identified using calculations of the difference between retail supply and consumer demand. Retail supply, consumer demand, and leakage/surplus gaps are measured in U.S. dollars. These figures are not intended to represent sales revenue forecasts but rather to allow for a comparison of magnitude across industry sectors.

Data sources for this study include, but are not limited to, Esri Business Data, Bureau of Labor Statistics, U.S. Census Bureau, North Carolina Department of Transportation, and North Carolina Department of Commerce. The North American Industry Classification System (NAICS) was used for coding and categorizing the retail trade sector by industry.

Findings

The study finds significant retail leakage in the broader New Bern MSA. Although the City of New Bern is seeing excess retail supply, unmet demand is still flowing out of Craven County and is continuing to move out of the larger New Bern MSA trade area. This demand is likely being lost to retail centers in Jacksonville, Greenville, Raleigh, Wilmington, and to online retailers. Additional observations include a lack of activities for young people and a low presence of national chains in New Bern. Taken together, these findings suggest the area in and around New Bern is experiencing a significant amount of unmet demand, which presents an opportunity for further retail development.

SECTION 1: REGIONAL RETAIL LANDSCAPE

1.1. City of New Bern

New Bern is a waterfront city located along the Neuse and Trent Rivers in central Craven County. New Bern is part of the Inner Banks Region of Eastern North Carolina. The city is located at 35°06′30.6″N 77°02′38.8″W, 112 miles southeast of Raleigh, approximately a 2-hour drive, and 94 miles northeast of Wilmington, also approximately a 2-hour drive.

Founded in 1710 by Swiss and German settlers, New Bern served as the colonial capital of North Carolina until 1789. New Bern is the second oldest town in North Carolina and includes the historic downtown which attracts visitors from across the region. New Bern is recognized as the birthplace of Pepsi-Cola. The original pharmacy where Pepsi-Cola was invented operates as a popular tourist attraction in the city's historic downtown district.



Figure 1 - City of New Bern Indicated by Outline

New Bern boasts a collection of historic buildings, with over 150 buildings listed on the National Register of Historic Places. The city showcases a mix of architectural styles, including Georgian, Greek Revival, Italianate, and Victorian. The downtown area is particularly charming, with tree-lined streets, brick sidewalks, and well-preserved historic homes. Notable landmarks include the Tryon Palace, a

reconstructed Georgian-style mansion, and the Basilica of St. Peter and St. Paul, the oldest Catholic church in North Carolina.

The city's waterfront area is a major attraction for residents and visitors alike. The picturesque Neuse and Trent rivers converge in New Bern, offering scenic views and recreational opportunities. The waterfront is lined with parks, marinas, and docks, making it a perfect spot for boating, fishing, and walking. Several riverfront restaurants and cafes provide dining with a view.

New Bern is a city rich in cultural heritage and is home to numerous museums, art galleries, and theaters. The Tryon Palace Historic Sites & Gardens is a prominent cultural destination, featuring the reconstructed Governor's Palace, historic buildings, and gardens. The North Carolina History Center, located adjacent to Tryon Palace, offers interactive exhibits, educational programs, and live reenactments that bring the city's history to life. The New Bern Civic Theatre hosts a variety of performing arts events, including plays, musicals, and concerts.

The Croatan National Forest is located nearby, offering opportunities for hiking, camping, and wildlife viewing. The area's rivers provide excellent conditions for kayaking, paddleboarding, and boating. The city has several parks and green spaces, including Union Point Park, which features a gazebo, waterfront walkways, and views of the rivers.

New Bern has a close-knit and vibrant community. The city hosts various festivals and events throughout the year, including the famous Mumfest, a fall festival that attracts many visitors. The downtown area offers boutiques, antique shops, art galleries, and restaurants, creating a lively and welcoming atmosphere for residents and visitors.



Source: http://canacopegdl.com

The city's main highways are US Route 70 and US Route 17. US 70 from I-40 in Garner, NC to the port at Morehead City has been designated a high-priority corridor and future interstate to be signed later as Interstate 42. In March 2022, the Federal Highway Administration granted NCDOT approval to designate a 10-mile segment of U.S. 70 in Johnston County and a 22-mile segment of U.S. 70 in Wayne and Lenoir counties as Interstate 42. Overall, the interstate designation will benefit military

interconnectivity, aid in economic development, create jobs and stimulate growth in travel and tourism (source: NCDOT https://shorturl.at/hqyV8). In addition, a four-lane connector is planned to tie NC 43 from US 70 west of New Bern to US 17 south of New Bern. The connector is intended to alleviate traffic congestion and improve regional mobility (source: NCDOT https://shorturl.at/qGSTX).

Demographic Profile

New Bern has a population of 31,547 (source: Esri 2022) with approximately 47.5% male and 52.5% female. The New Bern metropolitan population is 114,751 (source: U.S. Census Bureau). The median age is 41.2 years. There are 13,912 households and 8,313 families in the city. The largest population group is 65+ (22.7%) with the second largest group being 5 to 19 years (17.8%). The 19 and under age group makes up almost a quarter of the population (24.2%) while over 35% of the population is 55 years or older. See Figure 2 below for a detailed breakdown of population by age group.

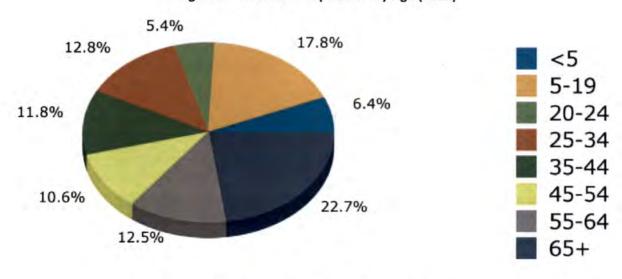


Figure 2 - New Bern Population by Age (2022)

Source: Esri forecasts for 2022 using U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Household Income

Household income refers to the total income received by all members of a household, typically within a specific period (e.g., a year). It includes income from various sources, such as wages, salaries, self-employment earnings, investments, rental properties, government assistance, and any other forms of income received by individuals within the household.

Household income is an important economic indicator that provides insights into the financial well-being and standard of living of an area. Median household income is a commonly used measure that represents the midpoint of household incomes. It indicates the income level at which half of the households earn more and half earn less. Median household income is often used as a representative value to understand the general income level of a particular area or population.

It is important to note that household income can vary significantly based on factors such as household size, the number of income earners within a household, the occupation and education level of household members, and the local economic conditions. Additionally, cost of living, taxes, and other factors can impact the purchasing power and overall financial stability of households.

The median household income in New Bern was approximately \$48,005 in 2022 (source: Esri 2022). This figure represents the midpoint, with half of the households earning above and half earning below this amount. The median household income in New Bern is projected to be \$58,497 by 2027. Currently, the greatest income segment is \$25k to \$35K but 2027 projections suggest the largest segment will \$100k to \$150K. See Figure 3 below.

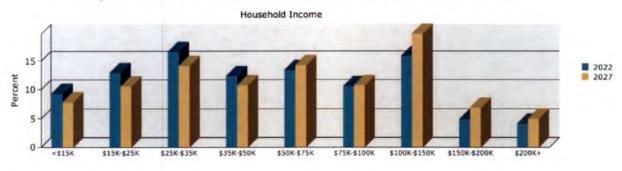


Figure 3 – New Bern Household Income for 2022 and Projected for 2027

Source: Esri forecasts for 2022 and 2027 using U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Notable Retail Activity

New Bern Mall (formerly Twin Rivers Mall), opened in 1979. The New Bern Mall consists of 361,000 square feet and is located at the intersection of US 17 and US 70 near a Target and Walmart Supercenter. Major renovations have been made to its exterior and interior. Additional retailers include Belk, Hibbett Sports, TJ Maxx, Bath & Body Works, rue21, Kay Jewelers, and Buffalo Wild Wings.

New Bern Marketplace developed by Columbia Development with anchors Harris Teeter, Hobby Lobby, Ulta, Academy Sports, Five Below, West Marine, and Ross Dress for Less. Total square footage is 330,000.

River Place Shopping Center opened in September 2016 and is anchored by a 49,098 square foot Publix store. The shopping center also includes McAlister's Deli, Pivot Physical Therapy, Great Clips, and MedFirst Urgent & Family Care.

Greater Downtown New Bern managed by Swiss Bear Inc, established in 1979 to revitalize the downtown area. Attractions include a variety of retail spaces, dining, historic Tryon Palace, and waterfront.



Source: https://downtownnewbern.com/

Additional retail activity includes McCarthy Crossing and Rivertowne Square.

1.2. Craven County

The City of New Bern is contained within Craven County. Craven County is a county in the Coastal Plains Region of Eastern North Carolina (see Figure 4 below). The county is positioned at the confluence of the Trent and Neuse Rivers. The county is located at 35°6′33″N 77°4′9″W situated 116 miles southeast of the city of Raleigh, the State Capital of North Carolina. Contiguous counties include Beaufort, Pamlico, Carteret, Jones, Lenoir, and Pitt counties.



Figure 4 - State of North Carolina County Map

Source: https://www.ncpedia.org/geography/regions

Major highways serving the county include US 17, US 70, NC 41, NC 43, NC 55, NC 101, NC 118, and NC 306. The two largest cities in the county are New Bern (pop. 31,547) and Havelock (pop. 17,052). Other towns located in Craven County include Bridgeton, Cove City, Dover, River Bend, Trent Woods, and Vanceboro (listed alphabetically). See Figure 5 below.

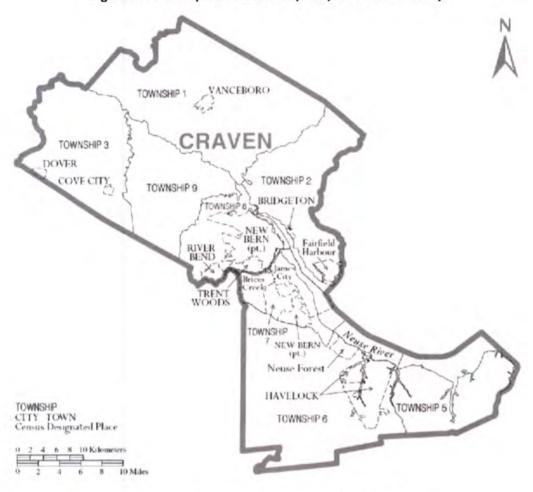


Figure 5 - Municipal and Township Map of Craven County

Source: US Census website, modified by Ruhrfisch

1.3. Regional Retail Centers

Retail centers in Craven County and the surrounding area were identified based on a three-dimension decision rule of (1) population (\geq 15,000 people), (2) distance from the City of New Bern (\leq 50 miles), and (3) drive time (\leq 1 hour). Applying these decision criteria resulted in the identification of four retail centers in proximity to the City of New Bern.

These locations are presented here in order of distance from New Bern, nearest to furthest:

- 1. Havelock (19 miles from New Bern, population 17,052)
- 2. Kinston (36 Miles from New Bern, population 19,546)
- 3. Jacksonville (41 miles from New Bern, population 72,876)
- 4. Greenville (46 miles from New Bern, population 88,728)

For geographical perspective, see the map in Figure 6 below indicating New Bern and relevant retail centers circled.

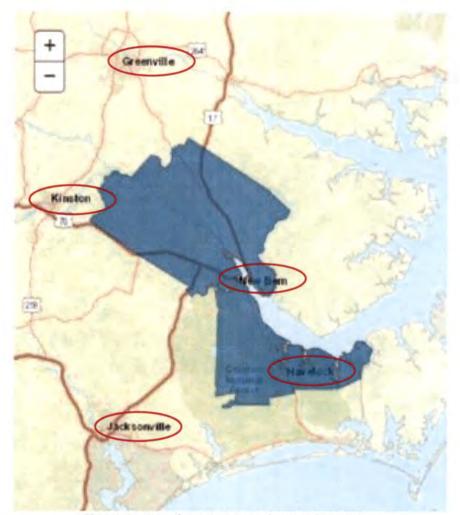


Figure 6 - Retail Centers in and around New Bern

1.3.1. Havelock

Havelock is a city in southern Craven County located in the Inner Banks Region of Eastern North Carolina. The city is part of the New Bern MSA. Havelock is located at 34°52′58″N 76°54′33″W, 19 miles southeast of New Bern, approximately a 30-minute drive.

The city's main highways are US 70 and NC 101. A four-lane US 70 bypass around the city is scheduled to be completed in 2024. The bypass will travel along the southwest side of the city beginning north of the Havelock city limit and extending south approximately 10 miles toward the Craven-Carteret county line (source: NCDOT https://www.ncdot.gov/projects/us-70-havelock-bypass/Pages/default.aspx).

Havelock has a population of 17,052 (source: U.S. Census Bureau) and is part of the New Bern MSA. Havelock is home to Marine Corps Air Station Cherry Point, the world's largest Marine Corps air station. Retail activity includes Westbrooke Shopping Center with retailers Rose's Discount Store and CVS Pharmacy.

Additional retailers include Walmart Supercenter, Foodlion, Furniture Distributors, Wells Wayside Furniture, and Jillian's Furniture.

1.3.2. Kinston

Kinston is a city in north central Lenoir County located in the Coastal Plains Region of Eastern North Carolina. The city is located at 35°16′14″N 77°35′6″W, 36 miles northwest of New Bern, approximately a 40-minute drive, and 30 miles southwest of Greenville.

According to the NCDOT and the Lenoir County Comprehensive Transportation Plan, construction is planned for a proposed Kinston Bypass project. The four-lane divided freeway is part of a plan to turn US 70 into an interstate highway from I-40 near Garner to Morehead City. The highway will eventually be known as I-42. Additionally, the conversion of NC 11 into an interstate-quality highway will connect US 64 to C.F. Harvey Parkway in Kinston and serve to connect three future interstates in eastern North Carolina: I-42 (currently US 70), I-87 (currently US 64) and I-587 (currently US 264). (source: NCDOT https://www.ncdot.gov/projects/kinston-bypass/Pages/default.aspx)

Kinston has a population of 19,546 (source: U.S. Census Bureau) and is home to the North Carolina Global Transpark, a multimodal industrial park supporting the aerospace and defense industries. Retail activity includes:

Kinston Pointe with 250,580 square feet is centrally located on Kinston's retail corridor between Goldsboro and New Bern anchored by Walmart Supercenter, Gamestop, Dollar Tree, Citi Trends, Aaron's, and Sally Beauty Supply.

Additional retail activity includes Kinston Plaza, Neuse Sport Shop, and Foodlion.

1.3.3. Jacksonville

Jacksonville is a city in central Onslow County in the Inner Banks Region of Southeastern North Carolina. The city is located at 34°45′35″N 77°24′35″W, 41 miles southeast of New Bern, approximately a 50-minute drive. Jacksonville is home to Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. The city has a population of 72,876 (source: U.S. Census Bureau). Retail activity includes:

Jacksonville Mall located 40-minutes from Wilmington, NC hosting over 60 retailers including Barnes & Noble, Forever 21, JCPenny, Belk, Footlocker, and AMC movie theater.

Gateway Plaza located near Camp Lejeune includes tenants Target, Lowe's Home Improvement, PetSmart, Ross Dress for Less, Bed Bath & Beyond, and Five Below.

Gateway Marketplace is a development located on Western Blvd between Gateway North and Henderson Drive. Retailers include Publix, Home Goods, Ulta, Nothing Bundt Cakes, and Michael's Arts and Crafts.

Western Forum Shopping Center is a regional shopping center on the Western Boulevard corridor of Jacksonville. The shopping center accommodates approximately 160,000 sq ft of anchor retail space, including AMC Classic movie theatre and Academy Sports + Outdoors. Other tenants include Old Chicago Pizza + Taproom, Buffalo Wild Wings, Krispy Kreme, and 5 Star Nutrition.

Additional shopping centers in Jacksonville include New River and New Market Square.

1.3.4. Greenville

Greenville is a city in central Pitt County in the Inner Banks Region of Eastern North Carolina. The city is located at 35°36′6″N 77°22′21″W, 46 miles northwest of New Bern, approximately a 1-hour drive, and 84 miles east of Raleigh, approximately a 1 hour and 20-minute drive. Greenville has a population of 88,728 (source: U.S. Census Bureau) and a metropolitan population of 170,243 (source: U.S. Census Bureau) making it one of the densest municipalities in North Carolina. Greenville is home to East Carolina University, the fourth-largest university in the University of North Carolina system with total student enrollment of 28,798.

The area is served by US 264, US 13, NC 11, NC 33, NC 43 and NC 903. In 2016, the Federal Highway Administration approved designating US 264 as Future Interstate 587 which connects Greenville to I-95, located 29 miles west of the city. In addition, construction was recently completed on a four-lane 12.6-mile freeway that begins approximately 2 miles south of Ayden on NC 11, travels around the west side of Ayden and Winterville and ends at the US 264 Bypass west of Greenville. The Greenville Southwest Bypass improves travel time along the US 264/NC 11 corridor. The local economy benefits from the highway's five interchanges, which have the potential to spur commercial and residential development.

The Greenville retail environment includes:

Greenville Mall opened in 1965 and anchored by JCPenny and Belk. It includes more than 60 retailers. The mall is managed by Brookfield Properties Retail Group with total retail floor area of 533,00 square feet.

Greenville Uptown was founded in 1983 by the city, the county, and the chamber of commerce to revitalize the center of Greenville. It is a privately-owned nonprofit. Activities such as the Umbrella Market draw attention to the downtown area. Retailers include a variety of restaurants and specialty shops.

University Commons is a Harris Teeter-anchored retail center including Target, T.J. Maxx, Barnes & Noble Booksellers, Petco, Five Below, Shoe Carnival, and Hallmark.

Additional shopping centers include Greenville Square, 11 Galleria, South Park, Rivergate, Turnbury Square, and Hardee Crossing.

SECTION 2: RETAIL MARKET ANALYSIS

2.1. Methodology

A retail market analysis is a method of identifying retail supply and demand gaps present in a defined geographic area. Retail gaps are an indication of retail leakage and/or surplus, which are then used to assess an area's retail development opportunities. Retail market analysis methodology relies on supply and demand data to identify retail gaps and calculate retail leakage and/or surplus. Retail leakage is an indication that residents are buying from retailers outside of the area, meaning consumer demand is not being met locally.

Retail leakage may indicate an opportunity for retail development in the area. Retail surplus is an indication that residents from outside of the area are buying from retailers inside of the area, meaning retail supply exceeds local consumer demand. Note that a surplus does not necessarily suggest a lack of

development opportunity. Complementary retail categories and highly differentiated retailers may remain viable development opportunities even in conditions of surplus.

The current study involved retail data based on location analysis in the City of New Bern, Craven County, and the New Bern MSA (Craven, Jones, and Pamlico Counties). In step one, each of the geographic areas was analyzed individually. In step two, a three-tier gap analysis of retail activity was used to capture the flow of retail leakage and develop a more accurate assessment of retail activity in the region.

Data sources for this study include, but are not limited to, Esri Business Reports Data; including Esri's Retail MarketPlace Dataset which relies, in part, on data from the Bureau of Labor Statistics (specifically, Annual Consumer Expenditure Surveys), U.S. Census Bureau (specifically, Census of Retail Trade, Monthly Retail Trade Survey Nonemployer Statistics Division). Data and information were also included from the North Carolina Department of Transportation and the North Carolina Department of Commerce.

The North American Industry Classification System (NAICS) was used for coding and categorizing the retail trade sector by industry subsector and industry group. Industry subsectors are broad measures, as subsectors subsume industry groups. Industry groups identify retailers more specifically by business activity and, as a result, add a level of precision to the analysis. Industry subsectors are denoted by three-digit NAICS codes while industry groups are denoted by four-digit NAICS codes with the first three digits matching the industry subsector to which each individual group member belongs.

Retail supply was measured as retail sales revenue. Consumer demand was measured as expected household spending. Indications of retail leakage and surplus were identified using calculations of the difference between retail supply and consumer demand. Retail supply, consumer demand, and leakage/surplus gaps are measured in U.S. dollars. Note that these figures are not intended to represent sales dollar forecasts but rather allow for a comparison of magnitude across industry groups and subsectors.

2.2. Study Design

Multiple levels of geographic data were used to develop a more complete understanding of the retail landscape in and around the New Bern area. The analysis began with the City of New Bern, then Craven County and subsequently expanded to the larger New Bern MSA and surrounding retail centers. Adopting this phased approach aids in overcoming study limitations and contributes to the analysis in three ways.

First, focusing the analysis on New Bern City alone does not fully capture the retail trade area. For example, New Bern City retail activity excludes key areas like Trent Woods and River Bend, both of which are relevant to this study. Craven County retail activity captures these important areas.

Second, beginning more broadly with the New Bern MSA as the initial frame for analysis falls short of providing the desired level of detail. Retail activity in both New Bern and Craven County is contained within the broader New Bern MSA data. As a result, adopting a broad MSA geographical approach, without consideration to the city or county, may lead to important details being lost during the analysis.

Third, retail supply and demand data indicate a retail surplus in New Bern City even though Craven County residents are completing a considerable amount of retail transactions outside of the county. As a

result, examining the New Bern MSA, in addition to the city and county data, helped identify patterns of retail activity flowing out of New Bern and Craven County.

2.3. Retail Leakage and Surplus Analysis

The initial step toward identifying retail leakage and surplus in a market is to conduct an analysis of retail supply and consumer demand to reveal gaps across industry sectors. Retail gaps can then be used as indicators of leakage and surplus in the market. In this section, studying New Bern, Craven County, and the New Bern MSA respectively, a summary of retail supply and demand is presented, followed by a three-tiered retail leakage analysis of the three trade areas.

Esri's Retail MarketPlace dataset was used to gather supply and demand data to complete the retail gap analyses. Per Esri's methodology statement, retail supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Consumer demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Note that Nonstore Retailers (NAICS 454); including Electronic Shopping and Mail-Order Houses (NAICS 4541), Vending Machine Operators (NAICS 4542), and Direct Selling Establishments (NAICS 4543); were excluded from the analysis to gain a more accurate understanding of storefront retail activity.

2.3.1. City of New Bern

Retail data covering the City of New Bern was analyzed to identify retail surplus and leakage. Results of the analysis find that Total Retail Trade (NAICS 44-45) activity, including Food and Drink (NAICS 722), for the area indicates \$942.6M of retail supply against \$381.7M in consumer demand, an over supply of \$560.9M.

Separating Total Retail Trade (NAICS 44-45) from Food and Drink (NAICS 722) shows a surplus of \$519.8M in Retail Trade (NAICS 44-45) and a leakage of \$41.1M in Food and Drink (NAICS 722). The aggregate analysis shows the retail market is drawing from retail demand outside of the trade area, a common pattern in municipalities and tourist areas due to higher demand exceeding that of the local population.

Extending the analysis to the 4-digit NAICS level provides a more detailed picture of retail supply and demand in New Bern. Specifically, leakage is indicated in Lawn and Garden Equipment and Supply Stores (NAICS 4442), Specialty Food Stores (NAICS 4452), Gasoline Stations (NAICS 447/4471), Clothing Stores (NAICS 4481), and Florists (NAICS 4531). All other industry categories indicate excess supply (retail sales). See Table 2.1 below.

Table 2.1 Retail Gap Analysis by Industry Subsector for the New Bern City

Industry Summary	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Total Retail Trade w/ Food & Drink (NAICS 44-45,722)	\$381,729,188	\$942,597,107	-\$560,867,919
Total Retail Trade Only (NAICS 44-45)	\$345,073,037	\$864,851,839	-\$519,778,802
Total Food & Drink Only (NAICS 722)	\$36,656,151	\$77,745,268	-\$41,089,117

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Automobile Dealers (NAICS 4411)	\$60,462,545	\$67,811,660	-\$7,349,115
Other Motor Vehicle Dealers (4412)	\$5,853,583	\$55,899,655	-\$50,046,072
Auto Parts, Accessories & Tire Stores (NAICS 4413)	\$7,408,492	\$12,231,933	-\$4,823,441
Furniture Stores (NAICS 4421)	\$8,081,871	\$8,435,546	-\$353,675
Home Furnishings Stores (NAICS 4422)	\$5,197,922	\$14,789,033	-\$9,591,111
Bldg Material & Supplies Dealers (NAICS 4441)	\$22,631,743	\$50, 807,951	-\$27,154,760
Lawn & Garden Equip & Supply Stores (NAICS 4442)	\$1,545,524	\$1,021,448	\$524,076
Grocery Stores (NAICS 4451)	\$56,257,264	\$70,421,882	-\$14,164,618
Specialty Food Stores (NAICS 4452)	\$2,200,455	\$1,200,665	\$999,790
Beer, Wine and Liquor Stores (NAICS 4453)	\$2,114,057	\$11,955,537	-\$9,841,480
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$22,486,827	\$50,780,581	-\$28,293,754
Gasoline Stations (NAICS 447/NAICS 4471)	\$36,967,902	\$32,396,597	\$4,571,305
Clothing Stores (NAICS 4481)	\$10,629,830	\$10,470,937	\$158,893
Shoe Stores (NAICS 4482)	\$2,536,880	\$7,193,684	-\$4,656,804
Jewelry, Luggage & Leather Goods Stores (NAICS 4483)	\$3,058,311	\$5,166,768	-\$2,108,457
Sporting Goods/Hobby/Musical Instr. Stores (NAICS 4511)	\$7,670,030	\$13,566,229	-\$5,896,199
Book, Periodical & Music Stores (NAICS 4512)	\$1,428,009	\$2,339,876	-\$911,867
Department Stores Excluding Leased Departments (4521)	\$41,139,141	\$207,883,373	-\$166,744,232
Other General Merchandise Stores (NAICS 4529)	\$15,975,544	\$28,458,622	-\$12,483,078
Florists (NAICS 4531)	\$513,783	\$439,411	\$74,372
Office Supplies, Stationery & Gift Stores (NAICS 4532)	\$3,164,463	\$5,469,321	-\$2,304,858
Used Merchandise Stores (NAICS 4533)	-\$2,093,582	\$712,535	-\$2,093,582
Other Miscellaneous Store Retailers (NAICS 4539)	\$9,667,870	\$17,527,568	-\$7,859,698
Special Food Services (NAICS 7223)	\$325,546	\$2,889,625	-\$2,574,079
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$2,564,429	\$4,398,541	-\$1,834,112
Restaurants/Other Eating Places (NAICS 7225)	\$33,766,176	\$70,477,102	-\$36,680,926

Source: Esri Retail MarketPlace Profile *Note: Red = Surplus, Green = Leakage

2.3.2. Craven County

Aggregating Total Retail Trade (NAICS 44-45) activity, including Food and Drink (NAICS 722), for Craven County indicates approximately \$1.5B of retail supply against \$1.3B in consumer demand. The data shows an overall retail surplus in the trade area of slightly more than \$245M. Considering Total Retail Trade (NAICS 44-45) and Food and Drink (NAICS 722) separately shows a surplus of \$236.5M and \$8.5M, respectively. When broadly considered, the summary analysis of Craven County suggests the retail market is drawing from consumer demand outside of the county. This is to be expected due to the two largest retail centers in the New Bern MSA being in Craven County.

Extending the analysis, a more detailed picture of retail leakage emerges. Scanning data across industry sectors indicates leakage is present in the following: Auto Parts, Accessories and Tire Stores (NAICS 4413), Furniture Stores (NAICS 4421), Grocery Stores (NAICS 4451), Health and Personal Care Stores (NAICS 446/NAICS 4461), Gasoline Stations (NAICS 447/4471), Clothing Stores (NAICS 4481), Shoe Stores (NAICS 4482), Jewelry, Luggage and Leather Goods Stores (NAICS 4483), Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511), Book, Periodical and Music Stores (NAICS 4512), Other General

Merchandise Stores (NAICS 4529), Florists (NAICS 4531), Office Supplies, Stationary and Gift Stores (NAICS 4532), Used Merchandise Stores (NAICS 4533), Other Miscellaneous Store Retailers (NAICS 4539), and Drinking Places – Alcoholic Beverages (NAICS 7224). See Table 2.2 below.

Table 2.2 Retail Gap Analysis by Industry Subsector for Craven County

Retail Gap	Supply (Retail Sales)	Demand (Retail Potential)	Industry Summary
-\$227,781,667	\$1,531,373,824	\$1,303,592,157	Total Retail Trade w/ Food & Drink (NAICS 44-45,722)
-\$219,270,695	\$1,397,999,211	\$1,178,728,516	Total Retail Trade Only (NAICS 44-45)
-\$8,510,972	\$133,374,613	\$124,863,641	Total Food & Drink Only (NAICS 722)
Retail Gap	Supply (Retail Sales)	Demand (Retail Potential)	Industry Group
-\$13,598,263	\$223,277,008	\$209,678,745	Automobile Dealers (NAICS 4411)
-\$59,942,477	\$80,440,542	\$20,498,065	Other Motor Vehicle Dealers (4412)
\$524,910	\$24,581,697	\$25,106,607	Auto Parts, Accessories & Tire Stores (NAICS 4413)
\$4,052,715	\$23,402,081	\$27,454,796	Furniture Stores (NAICS 4421)
-\$4,106,217	\$21,932,995	\$17,826,778	Home Furnishings Stores (NAICS 4422)
-\$13,603,502	\$99,349,827	\$79,319,224	Bldg Material & Supplies Dealers (NAICS 4441)
-\$1,216,184	\$6,427,101	\$5,210,917	Lawn & Garden Equip & Supply Stores (NAICS 4442)
\$58,168,698	\$131,767,060	\$189,935,758	Grocery Stores (NAICS 4451)
-\$6,560,669	\$14,000,670	\$7,440,001	Specialty Food Stores (NAICS 4452)
-\$9,032,023	\$16,096,292	\$7,064,269	Beer, Wine and Liquor Stores (NAICS 4453)
\$671,083	\$74,711,439	\$75,382,522	Health & Personal Care Stores (NAICS 446/NAICS 4461)
\$40,714,058	\$86,391,532	\$127,105,590	Gasoline Stations (NAICS 447/NAICS 4471)
\$20,693,617	\$15,458,443	\$36,152,060	Clothing Stores (NAICS 4481)
\$1,566,349	\$7,193,684	\$8,760,033	Shoe Stores (NAICS 4482)
\$3,476,168	\$6,726,013	\$10,202,181	Jewelry, Luggage & Leather Goods Stores (NAICS 4483)
\$5,174,142	\$21,040,466	\$26,214,608	Sporting Goods/Hobby/Musical Instr. Stores (NAICS 4511)
\$1,659,961	\$3,117,449	\$4,777,410	Book, Periodical & Music Stores (NAICS 4512)
-\$117,946,348	\$257,959,439	\$140,013,091	Department Stores Excluding Leased Departments (4521)
\$6,278,743	\$47,971,256	\$54,249,999	Other General Merchandise Stores (NAICS 4529)
\$471,002	\$1,231,762	\$1,702,764	Florists (NAICS 4531)
\$4,385,107	\$6,351,216	\$10,736,323	Office Supplies, Stationery & Gift Stores (NAICS 4532)
\$712,535	\$5,182,520	\$5,895,055	Used Merchandise Stores (NAICS 4533)
\$8,099,166	\$24,913,658	\$33,012,824	Other Miscellaneous Store Retailers (NAICS 4539)
-\$1,811,120	\$2,931,286	\$1,120,166	Special Food Services (NAICS 7223)
\$3,537,443	\$5,033,715	\$8,571,158	Drinking Places - Alcoholic Beverages (NAICS 7224)
-\$10,237,295	\$125,409,612	\$115,172,317	Restaurants/Other Eating Places (NAICS 7225)

Source: Esri Retail MarketPlace Profile *Note: Red = Surplus, Green = Leakage

2.3.3. New Bern MSA

Next, retail data covering the New Bern MSA was analyzed to confirm the findings of retail supply and demand. Results of the New Bern MSA retail gap analysis finds that Total Retail Trade (NAICS 44-45) activity, including Food and Drink (NAICS 722), for the area indicates approximately \$1.7B of retail

supply against \$1.6B in consumer demand. The analysis shows a retail surplus in the trade area of \$87.7M.

Separating Total Retail Trade (NAICS 44-45) from Food and Drink (NAICS 722) shows a surplus of \$95.2M in Retail Trade (NAICS 44-45) and a leakage of \$7.4M in Food and Drink (NAICS 722). The aggregate analysis of the New Bern MSA shows the retail market is drawing from retail demand outside of the trade area while Food and Drink (NAICS 722) has unmet demand.

As with the analysis at the city- and county-level, extending the analysis to the industry subsector-level provides a more detailed picture of retail leakage in the New Bern MSA. Considering the data at the 4-digit NIACS level, the following retail sectors indicate leakage: Automobile Dealers (NAICS 4411), Auto Parts, Accessories and Tire Stores (NAICS 4413), Furniture Stores (NAICS 4421), Building Materials and Supplies Dealers (NAICS 4441), Lawn and Garden and Equipment and Supply Stores (NAICS 4442), Grocery Stores (NAICS 4451), Health and Personal Care Stores (NAICS 446/NAICS 4461), Gasoline Stations (NAICS 447/4471), Clothing Stores (NAICS 4481), Shoe Stores (NAICS 4482), Jewelry, Luggage and Leather Goods Stores (NAICS 4483), Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511), Book, Periodical and Music Stores (NAICS 4512), Other General Merchandise Stores (NAICS 4529), Florists (NAICS 4531), Office Supplies, Stationary and Gift Stores (NAICS 4532), Other Miscellaneous Store Retailers (NAICS 4539), Drinking Places – Alcoholic Beverages (NAICS 7224), and Restaurants/Other Eating Places (NAICS 7225). See Table 2.3 below.

Table 2.3 Retail Gap Analysis by Industry Subsector for the New Bern MSA

Industry Summary	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Total Retail Trade w/ Food & Drink (NAICS 44-45,722)	\$1,596,521,130	\$1,684,265,260	-\$87,744,130
Total Retail Trade Only (NAICS 44-45)	\$1,444,016,343	\$1,539,192,149	-\$95,175,806
Total Food & Drink Only (NAICS 722)	\$152,504,787	\$145,073,111	\$7,431,676
Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Automobile Dealers (NAICS 4411)	-\$7,349,115	-\$13,598,263	\$39,060,701
Other Motor Vehicle Dealers (4412)	-\$50,046,072	-\$59,942,477	-\$64,984,421
Auto Parts, Accessories & Tire Stores (NAICS 4413)	-\$4,823,441	\$524,910	\$4,086,021
Furniture Stores (NAICS 4421)	-\$353,675	\$4,052,715	\$10,137,566
Home Furnishings Stores (NAICS 4422)	-\$9,591,111	-\$4,106,217	-\$393,886
Bldg Material & Supplies Dealers (NAICS 4441)	-\$27,154,760	-\$13,603,502	\$882,096
Lawn & Garden Equip & Supply Stores (NAICS 4442)	\$524,076	-\$1,216,184	\$128,350
Grocery Stores (NAICS 4451)	-\$14,164,618	\$58,168,698	\$68,919,764
Specialty Food Stores (NAICS 4452)	\$999,790	-\$6,560,669	-\$7,507,540
Beer, Wine and Liquor Stores (NAICS 4453)	-\$9,841,480	-\$9,032,023	-\$9,034,850
Health & Personal Care Stores (NAICS 446/NAICS 446	1) -\$28,293,754	\$671,083	\$6,855,498
Gasoline Stations (NAICS 447/NAICS 4471)	\$4,571,305	\$40,714,058	\$49,930,293
Clothing Stores (NAICS 4481)	\$158,893	\$20,693,617	\$27,150,932
Shoe Stores (NAICS 4482)	-\$4,656,804	\$1,566,349	\$3,492,283
Jewelry, Luggage & Leather Goods Stores (NAICS 448	-\$2,108,457	\$3,476,168	\$5,560,051

Sporting Goods/Hobby/Musical Instr. Stores (NAICS 4511)	-\$5,896,199	\$5,174,142	\$10,467,690
Book, Periodical & Music Stores (NAICS 4512)	-\$911,867	\$1,659,961	\$2,173,297
Department Stores Excluding Leased Departments (4521)	-\$166,744,232	-\$117,946,348	-\$106,111,043
Other General Merchandise Stores (NAICS 4529)	-\$12,483,078	\$6,278,743	\$9,049,235
Florists (NAICS 4531)	\$74,372	\$471,002	\$548,238
Office Supplies, Stationery & Gift Stores (NAICS 4532)	-\$2,304,858	\$4,385,107	\$6,056,657
Used Merchandise Stores (NAICS 4533)	-\$2,093,582	\$712,535	-\$5,292,375
Other Miscellaneous Store Retailers (NAICS 4539)	-\$7,859,698	\$8,099,166	\$14,087,640
Special Food Services (NAICS 7223)	-\$2,574,079	-\$1,811,120	-\$1,865,187
Drinking Places - Alcoholic Beverages (NAICS 7224)	-\$1,834,112	\$3,537,443	\$5,293,825
Restaurants/Other Eating Places (NAICS 7225)	-\$36,680,926	-\$10,237,295	\$4,003,038

Source: Esri Retail MarketPlace Profile *Note: Red = Surplus, Green = Leakage

2.4. Three-Tier Retail Gap Analysis

Considering isolated retail activity in a market is insufficient in understanding retail leakage in the area. As a result, the next step in the analysis was to compare the retail gap analyses across all three market tiers: New Bern City, Craven County and the New Bern MSA. This multi-tiered approach allows for an examination of the smaller trade areas (New Bern and Craven County) and the larger surrounding trade area (New Bern MSA) in relation to one another.

The process requires a side-by-side comparison of retail datasets with the analysis beginning at the smallest geographic unit of analysis and expanding outward into the larger trade area. The purpose of the analysis is to draw inferences by examining patterns of unmet demand across the trade area. Results from this analysis are likely to reveal one or more of the following patterns.

First, retail leakage in the smaller trade area is *fully absorbed* by the larger outlying trade area. In this instance, analyzing retail activity in isolation may lead to incorrect conclusions concerning retail development opportunity in the market. This pattern is demonstrated in the Specialty Food Stores (NAICS 4452) industry group in Table 2.5.

Second, retail leakage in the smaller area is *partially absorbed* in the larger market, although the larger market sees continued leakage outside of the trade area. This pattern is indicated when retail leakage decreases, but does not turn into surplus, as unmet demand moves across the market. Such a pattern suggests that opportunity for retail development exists in the market. However, the magnitude of the observed leakage may be less significant than initially believed because at least some of the unmet demand is being met in the larger surrounding trade area. None of the industry groups in Table 2.5 exhibit this pattern.

As a third possibility, retail leakage in the smaller market may become greater as activity moves across the larger market. This pattern is indicated when retail leakage increases as unmet demand is leaving the trade area. This pattern is visible in 15 of the industry groups from the Craven County level to the New Bern MSA level in Table 2.5. Six of these groups indicate a retail leakage >\$10M in the New Bern MSA: Grocery Stores (NAICS 4451) \$68.9M, Gasoline Stations (NAICS 447/NAICS 4471) \$49.9M, Clothing Stores (NAICS 4481) \$27.2M, Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511) \$10.5M, Furniture Stores (NAICS 4421) \$10.1M, and Other Miscellaneous Store Retailers (NAICS 4539) \$14.1M.

As a fourth pattern, retail surplus in the smaller market becomes retail leakage in the surrounding area. This pattern suggests the smaller trade area is pulling in consumer demand from the surrounding area. However, if leakage remains in the surrounding area, this indicates that the smaller market is not satisfying all of the demand in the area. For example, in Table 2.5, this pattern is evident in Automobile Dealers (NAICS 4411) as neither New Bern nor Craven County are able to meet all of the demand in the New Bern MSA. This represents an opportunity for expansion of this industry sector.

Other industry sectors where this pattern is present include Auto Parts, Accessories & Tire Stores (NAICS 4413), Furniture Stores (NAICS 4421), Building Material and Supplies Dealers (NAICS 4441), Grocery Stores (NAICS 4451), Health & Personal Care Stores (NAICS 446/NAICS 4461), Shoe Stores (NAICS 4482), Jewelry, Luggage & Leather Goods Stores (NAICS 4483), Sporting Goods/Hobby/Musical Instr. Stores (NAICS 4511), Book, Periodical & Music Stores (NAICS 4512), Other General Merchandise Stores (NAICS 4529), Office Supplies, Stationery & Gift Stores (NAICS 4532), Other Miscellaneous Store Retailers (NAICS 4539), Drinking Places - Alcoholic Beverages (NAICS 7224), and Restaurants/Other Eating Places (NAICS 7225).

Note, all of these sectors indicate excess supply in New Bern City but continue to see leakage in the overall New Bern MSA, indicating neither New Bern nor Craven County is currently satisfying all consumer demand in the MSA.

Table 2.4 Three-Tier Retail Gap Analysis by Industry Subsector

	N			
Industry Group	New Bern City Retail Gap	Craven County Retail Gap	New Bern MSA Retail Gap	
Automobile Dealers (NAICS 4411)	-\$7,349,115	-\$13,598,263	\$39,060,701	
Other Motor Vehicle Dealers (4412)	-\$50,046,072	-\$59,942,477	-\$64,984,421	
Auto Parts, Accessories & Tire Stores (NAICS 4413)	-\$4,823,441	\$524,910	\$4,086,021	
Furniture Stores (NAICS 4421)	-\$353,675	\$4,052,715	\$10,137,566	
Home Furnishings Stores (NAICS 4422)	-\$9,591,111	-\$4,106,217	-\$393,886	
Bldg Material & Supplies Dealers (NAICS 4441)	-\$27,154,760	-\$13,603,502	\$882,096	
Lawn & Garden Equip & Supply Stores (NAICS 4442)	\$524,076	-\$1,216,184	\$128,350	
Grocery Stores (NAICS 4451)	-\$14,164,618	\$58,168,698	\$68,919,764	
Specialty Food Stores (NAICS 4452)	\$999,790	-\$6,560,669	-\$7,507,540	
Beer, Wine and Liquor Stores (NAICS 4453)	-\$9,841,480	-\$9,032,023	-\$9,034,850	
Health & Personal Care Stores (NAICS 446/NAICS 4461)	-\$28,293,754	\$671,083	\$6,855,498	
Gasoline Stations (NAICS 447/NAICS 4471)	\$4,571,305	\$40,714,058	\$49,930,293	
Clothing Stores (NAICS 4481)	\$158,893	\$20,693,617	\$27,150,932	
Shoe Stores (NAICS 4482)	-\$4,656,804	\$1,566,349	\$3,492,283	
Jewelry, Luggage & Leather Goods Stores (NAICS 4483)	-\$2,108,457	\$3,476,168	\$5,560,051	
Sporting Goods/Hobby/Musical Instr. Stores (NAICS 4511	-\$5,896,199	\$5,174,142	\$10,467,690	
Book, Periodical & Music Stores (NAICS 4512)	-\$911,867	\$1,659,961	\$2,173,297	
Department Stores Excluding Leased Departments (4521)	-\$166,744,232	-\$117,946,348	-\$106,111,043	
Other General Merchandise Stores (NAICS 4529)	-\$12,483,078	\$6,278,743	\$9,049,235	
Florists (NAICS 4531)	\$74,372	\$471,002	\$548,238	
Office Supplies, Stationery & Gift Stores (NAICS 4532)	-\$2,304,858	\$4,385,107	\$6,056,657	
Used Merchandise Stores (NAICS 4533)	-\$2,093,582	\$712,535	-\$5,292,375	
Other Miscellaneous Store Retailers (NAICS 4539)	-\$7,859,698	\$8,099,166	\$14,087,640	
Special Food Services (NAICS 7223)	-\$2,574,079	-\$1,811,120	-\$1,865,187	
Drinking Places - Alcoholic Beverages (NAICS 7224)	-\$1,834,112	\$3,537,443	\$5,293,825	
Restaurants/Other Eating Places (NAICS 7225)	-\$36,680,926	-\$10,237,295	\$4,003,038	

Source: Esri Retail MarketPlace Profile *Note: Red = Surplus, Green = Leakage

SECTION 3: CONCLUSIONS

3.1. Study Overview

This study examines retail market activity in and around New Bern, North Carolina. The purpose of this study is to assess opportunities for retail development and gain a more thorough understanding of the retail landscape in New Bern. The analysis was developed around three geographic boundaries and four area retail centers. Specifically, the analysis focused on the City of New Bern, Craven County, and the New Bern metropolitan area (the New Bern MSA consisting of Craven, Jones, and Pamlico Counties). Four centers of retail activity were also considered in the analysis: Havelock (also located in Craven County), Jacksonville, Greenville, and Kinston (all located outside of the New Bern MSA). The analysis and findings were considered from the perspective of the City of New Bern.

3.2. Findings and Observations

The study finds significant retail leakage in the broader New Bern MSA. The analysis shows, although New Bern is largely seeing excess retail supply, unmet demand is still flowing out of Craven County and is continuing to move out of the larger New Bern MSA trade area. Considering the retail centers surrounding the MSA, this demand is likely being lost to retail centers in Jacksonville, Greenville, and Kinston. Extending further, some of the demand is likely being met by retailers in larger markets to the northwest in Raleigh (metro population 1.4M) and to the southwest in Wilmington (metro population 282,573), both being just less than a 2-hour drive from New Bern. Taken together, these findings suggest the area in and around New Bern is experiencing a significant amount of unmet demand which presents an opportunity for further retail development.

While retail leakage is an indication of retail development opportunity, a retail surplus may sometimes serve as a deterrent for development in categories where a surplus is identified. However, if consideration stops at leakage/surplus exclusively, opportunity may be missed. For example, further exploration may reveal development opportunities in retail categories that are complimentary to the surplus. Therefore, retail leakage/surplus and potential retail capture should be considered within the context of the overall retail landscape and broader economic conditions characterizing the trade area.

Retail surplus may also not be a concern for national chains interested in entering the market. For example, a surplus of retail grocery supply may indicate a robust consumer base (e.g., high tourist area). Certain grocery retailers would still enter such a market to leverage a differentiation strategy based on convenience (Wal-Mart Neighborhood Market), price (Lidl), or unique brand characteristics (Whole Foods and Trader Joe's).

Specific to the City of New Bern, based on the analysis detailed herein, time spent in the field in and around the city, and man-on-the-street conversations; the following observations are provided.

First, retail is expanding outside of the city limits. As consumer demand is satisfied in these outlying areas, the city is perhaps missing an opportunity to attract consumer demand and strengthen the city's revenue base. This has the potential to develop into a long-term trend and may become detrimental to the city financially. A detailed accounting of public services the city provides is beyond the scope of this report but maintaining a strong and growing tax base generally enables a better quality of life for residents. Therefore, capturing consumer retail demand should be a priority. Countless cities across the

country are also facing similar challenges. However, many of these cities are in a weak position and lack the advantages that New Bern enjoys. Specifically, New Bern offers a rich history, an engaged community, a vibrant historic district, and a waterfront location. New Bern has the characteristics to be attractive to businesses - including retail, restaurants, and entertainment.

Second, during conversations multiple people commented along the lines of "There's nothing here for young people to do." One resident said specifically, "We need something for tweens and teens." Attracting young people to the downtown area may be a worthwhile endeavor. This demographic has buying power and capturing a young consumer increases the probability of long-term brand loyalty and lifetime customer value. These are among the reasons this is such a highly sought after demographic.

Third, a review of offerings indicates a low presence of national chain retailers and restaurants in the city. While local business owners in a community can be hesitant to embrace national chains, there are examples of cities that have revitalized a downtown area by adopting a perspective where local businesses and national chains can be complimentary and coexist. One reason this can be successful is that recognizable brands bring more people into the area thereby increasing overall consumer demand. In this case, local businesses benefit from the increased traffic. One such example is discussed in the next section.

Finally, it is common that local businesses sometimes keep restricted or inconsistent operating hours (e.g., closing early, hours do not match hours posted online, etc.). These conditions frustrate consumers and may lead them to look elsewhere. National brands address this issue by often staying open longer and maintaining regular hours to meet the needs of consumers. This allows local businesses to operate as desired while avoiding lost consumer demand and lost revenue to the city.

3.3. Strategic Alternatives for Retail Development

In this section, strategic alternatives are put forth to address the challenges identified previously. Specifically, the challenges around retail leakage at the MSA level, retail expansion outside of the city limits, lack of attractions for young people, and the low presence of national chains are considered. This is not intended to be an exhaustive list of alternatives and most, if not all, will require further research and consideration.

Retail Leakage at the MSA Level

The New Bern MSA is experiencing unmet demand in several sectors, which creates opportunity for the City of New Bern. Specifically, data suggests the area has opportunities to expand the retail supply among automobile dealers, auto parts and accessories, tire shops, furniture stores, building materials and supplies, grocery stores, health and personal care stores, shoe stores, jewelry stores, sporting goods, musical instrument stores, bookstores, office supplies, stationery and gift stores, brew pubs, and restaurants. Decision makers at the city-level may benefit from (1) identifying which sectors are a good fit for New Bern, (2) develop a detailed list of industry sectors and potential retailers to engage, and (3) develop and execute a recruitment strategy aimed at attracting the desired retailers to New Bern.

Retail Expansion Outside of the City Limits

A significant part of the retail growth in the area is occurring in areas outside of the city. This trend is expected to continue as residential developments expand and more people are living in these areas. As

a result, commerce will gravitate toward the population to meet demand. New Bern can benefit from this growth by offering a uniquely differentiated retail and dining experience to attract people from outlying areas into the city. For example, people may enjoy patronizing the waterfront area for higherend shopping, dining, and entertainment experiences. New Bern will find success leveraging its history, charm, and waterfront location.

Lack of Attractions for Young People

A scan of the region shows how other communities are providing entertainment and activities for youth, specifically tweens and teens. For example, Sawyer's Fun Park located in Greenville houses over 10,000 sq ft of trampolines, a dodge ball court, basketball goals, a two-story laser tag arena, five rock climbing walls, a ropes course including a zip line, a ninja course, and an arcade arena with over 40 games where players earn prizes. In addition, Sawyer's has a courtyard and café where patrons can watch sports on a big screen, listen to live music, or sit by the firepit. The courtyard and café also hosts parties, karaoke, and open mic nights. More details are provided here: https://www.sawyersfunpark.com/



A similar example is DEFY located in Wilmington. DEFY offers battle beams, basketball goals, an air track, dodge ball, parkour, a zip line, trapeze, and ninja course, among other attractions. DEFY also hosts groups and parties. More details are provided here: https://defy.com/defy-wilmington/



Entertainment centers like Sawyers and DEFY provide a space for young people to gather, engage in constructive activities, and build relationships with peers. This type of attraction in New Bern will also create an opportunity to bring young people and families together. In the case of Sawyers, many of the employees are teens so the business is providing both entertainment and jobs for young people in the community.

Low Presence of National Chains

New Bern is recognized for the city's rich history. It is common that historical cities often do not have national chains or franchises prominently present. There are several reasons for this.

Preservation of Authenticity: Historical cities are cherished for their unique charm, architecture, and cultural heritage. Many local governments and residents prioritize preserving the authenticity and character of their cities. Introducing national chains with standardized designs and branding can sometimes clash with the historic aesthetic and disrupt the local ambiance.

Zoning and Planning Regulations: Historical cities typically have strict zoning and planning regulations in place to protect their architectural and historical integrity. These regulations may limit the construction and operation of large commercial establishments, including national chains. The focus is often on preserving and promoting locally owned businesses, which contribute to the distinctiveness of the area.

Local Economy and Support for Small Businesses: Historical cities often prioritize supporting local economies and small businesses. By encouraging independent and locally owned establishments, these cities aim to preserve their unique character and foster a sense of community. This approach can create a more diverse and vibrant local economy, as well as enhance the overall visitor experience.

Size and Infrastructure Constraints: Many historical cities have limited space and infrastructure due to their age and layout. National chains often require significant space and parking facilities to operate efficiently. However, historical cities may have narrow streets, limited parking options, and buildings with specific historic designations. These factors can make it challenging for national chains to establish a presence.

Tourism and Authentic Experience: Historical cities attract tourists who seek an authentic and immersive experience. Visitors are drawn to the local culture, traditional crafts, and unique products or services offered by local businesses. By minimizing the presence of national chains, these cities can maintain their appeal as a destination for cultural exploration and a glimpse into the past.

While historical cities may not have a strong presence of national chains, it is worth noting that there are exceptions where a limited number of national chains have been integrated into the fabric of cities while respecting their historical and cultural context. One such example is Huntington, West Virginia.

Huntington shares similarities with New Bern. The Downtown Huntington Historic District is a national historic district, the city is situated on the banks of the Ohio River, and outdoor enthusiasts enjoy the river, many area lakes, and an expansive park system. Huntington has also faced a flight of retail businesses and restaurants leaving the city as population expanded in outlying areas. City leaders responded, in part, with a commercial development known as Pullman Square (https://pullman-square.com/).



Figure 7 - Map Indicating the Location of Pullman Square Shopping Center

Completed in 2004, Pullman Square is a popular mixed-use development located adjacent to the Ohio River. It is situated in the downtown area of the city and serves as a gathering place for residents and visitors. See Figure 7 above.



Pullman Square features a variety of amenities, including retail stores, restaurants, entertainment venues, and a hotel. It is designed with a pedestrian-friendly layout, featuring open-air plazas, sidewalks, and outdoor seating areas. The development is known for its modern architecture and attractive streetscape.

The retail offerings at Pullman Square include national and regional chains along with local retail stores. This combination of offerings provides a mix of shopping options. Retailers include clothing stores, specialty shops, a bookstore, a jewelry store, a coffee shop, and restaurants ranging from casual eateries to sit-down restaurants. Pullman Square is home to a movie theater complex and hosts various events throughout the year, including concerts, festivals, and community gatherings.

Leveraging both local businesses and national chains, Pullman Square has become a popular destination in Huntington, offering a blend of shopping, dining, and entertainment. Other businesses have benefited from the success of Pullman Square, including Glenn's Sporting Goods, a local business that opened in 1970. Pullman Square has played a significant role in bringing retail business back to the city and revitalizing downtown Huntington. The increased shopping and dining activity has created more opportunities for local businesses. As follow-up studies to complement the current retail market analysis, further insight can be provided by a feasibility study and an economic impact study to assess the viability and economic benefit of bringing a development like Pullman Square to the City of New Bern.

Overall, the findings and recommendations detailed in this report demonstrate that the City off New Bern has a strong community and an envious geographic location on which to build a thriving downtown that will benefit residents and visitors of all ages. As commerce in the city grows, economic opportunities will be created, and the local economy will become increasingly resilient.

3.4. Research Notes

The following research notes are provided to add further insight into this report.

Retail surplus does not necessarily preclude a retailer in that sector from entering the market as some retailers rely on highly differentiated positioning to compete effectively in even the most crowded market.

Retail leakage suggests a higher probability of unmet demand in the area but does not ensure success as many factors contribute to the success and failure of a business.

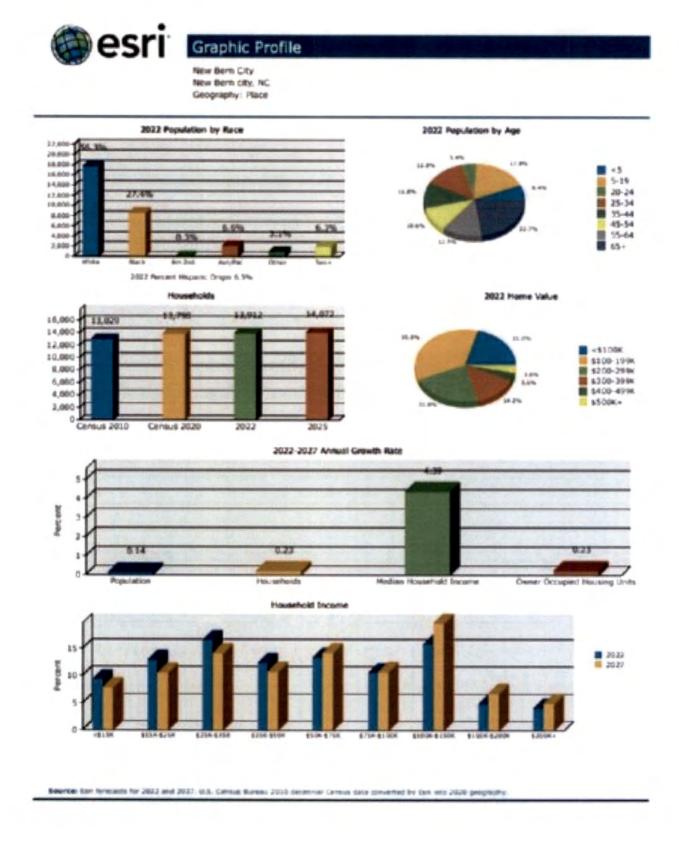
While leakage/surplus gaps are represented in U.S. dollars in this report, these figures are not intended to represent sales revenue forecasts but rather to allow for a comparison of magnitude across industry sectors.

In the case of national chains, a report such as this is commonly used as evidence that an opportunity exists in the market and encourages a target retailer to investigate further. Subsequently, national chains will typically engage in their own proprietary due diligence to confirm the opportunity.

This study is based on the existing residential and retail environment in and around New Bern. The findings presented here are based on economic data and other information as stated in this report. Additional factors such as changes in economic conditions or unknown future developments may impact the findings of this report.

SECTION 4: APPENDICES

4.1. City of New Bern Demographic Profile



4.2. City of New Bern Market Profile



New Bern city, NC Geography: Place

	New Bern city
	The state of the s
	30.16
	31,29
	500
	31,54
	45
	34,76
	0.14%
	39,67
	22,63
	17,040
	13,621
	3.20
	13,7%
	3.2
	13.91
	2.2
	14,07
	2.2
	0.239
	7,95
	2.80
	0.31
	2.90
	8,36
	2.90
	0.13%
	11,44
	52.99
	37.5%
	9.79
	14,73
	49.65
	38.1%
	11.09
	15,650
	11.99
	15,830
	52.79
	35.29
	12.19
	15,914
	53.09
	35.49
	11.09
	\$48.00
	159.4%
	\$181,640
	\$263,79
	193,316
	\$39,467
Communication of the Communica	\$27,700
	39.
	42.3
	42.1
The second secon	in. Per Capita Income represents !
of the total population.	



Market Profile

New Bern City New Bern city, NC Geography: Place

	New Bern city.
022 Households by Income	
Household Income Base	13,91
<\$15,000	9.4
\$15,000 - \$24,999	13.0
\$25,000 - \$34,909	16.49
\$35,000 - \$49,999	12.9
£50,000 - £74,999	13.4
\$75,000 - \$99,999	10.0
\$100,000 - \$149,999	15 #
\$150,000 - \$199,999	4.9
\$200,000+	4.2
Average Household Income	875,53
G27 Households by Income	
Household Income Base	14,03
<\$15,006	7.9
\$15,000 - \$24,999	10.4/
\$25,000 - \$34,999	\$4.1
\$35,000 · \$49,999	10.8
\$50,000 - \$74,999	14.3
\$75,000 - \$09,909	10.8
\$100,000 - \$149,999	19.7
\$150,000 - \$190,990	6.9
£300,000+	5.0
Average Household Income	189,04
022 Owner Occupied Housing Units by Value	
Total	6,3:
<\$50,000	5.9
\$50,000 - \$99,909	25.2
\$100,000 - \$149,999	17.9
£150,000 - £199,999	16.3
\$200,000 - \$249,999	2.9
\$250,000 - \$299,996	14.0
\$300,000 - \$399,999	14.2
\$400,000 - \$499,999	3.6
£500,000 - £749,999	1.2
8750,000 - 8999,999	0.10
\$1,000,000 - \$1,499,999	0.3
\$1,500,000 - \$1,999,999	0.0
£2,600,000 +	0.0
Average Home Value	\$2:3,54
827 Owner Occupied Housing Units by Value	
Total	8,43
<\$10,000	1.0
\$50,000 - \$79,979	1.9
\$100,000 - \$149,990	8.6
\$150,000 - \$190,999	14.9
\$200,000 - \$249,999	9.0
\$250,000 - \$299,990	20.3
\$300,000 - \$390,990	21.7
\$400,000 · \$499,999	7.4
\$500,000 - \$749,999	5.9
\$750,000 - \$990,990	0.2
\$1,000,000 - \$1,499,999	0.9
\$1,500,000 - \$1,999,999	0.0
\$2,800,000 +	- 7
Average Home Volue	9372,96

Source: Eucl Source(s for 1922 and 1927, U.S. Careson Rosens 2000 and 1915 decembed Careson data convented by Eucl and 2009 prography



New Bern city, NC Eleography: Place

The second for the latest the lat	
	30,180
	7.3%
	6.79
	5.79
	12.89
	13.29
	10.85
	13.19
	12.69
	9.29
	6.75
	2.79
	77.29
	31,54
	6.49
	6.41
	6.19
	10.81
	12.85
	11.85
	10.64
	12.59
	12.09
	7.64
	3.29
	27.94
	31,76
	6.31
	6.29
	6.31
	11.19
	11.49
	12.49
	10.99
	11.19
	12.39
	8.05
	3.49
	77.95
AND THE RESIDENCE OF THE PARTY	
	14,12
	16,05
	14,96
	16,58
	15,16
	16,59



Market Profile

New Bern City New Bern City, NC Geography: Place

2010 Pepulation by Race/Ethnicity	New Bern city
Total	30.185
White Alone	58.4%
Black Alone	31.1%
American Indian None	0.4%
Asien Alone	1.5%
Facific Islander Alone	0.1%
Some Other Race Alone	2.1%
Two or More Races	2.3%
Plispanic Origin	1.3%
Diversity Index	59.2
2020 Population by Race/Ethnicity	
Total	31,291
White Alone	56, 7%
Black Alone	26.9%
American Indian Alone	0.3%
Asian Alone	6.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.2%
Two or More Races	6.3%
Hispanic Drigin	6.7%
Diversity Index	84.7
2022 Population by Race/Ethnicity	
Total	31,546
White Alone	50.3%
Black None	27.4%
American Indian Alone	0.3%
Asian Alone	6.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.1%
Two or More Races	6.3%
Haspanic Drigin	4.5%
Diversity Index	54.8
2027 Population by Racn/Ethnicity	
Total	31,762
White Alone	54.3%
Black Alone	27.4%
American Indian None	G.3%
Asian Algne	6.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.1%
Two or More Races	6.3%
Hapanic Drigan	0.6%
Diversity Index	54.8
2010 Population by Relationship and Household Type	
Total	30,184
In Households	97.6%
Sm Flarrilly Houserholds	78.0%
Householder	26.3%
Spoute	18.0%
Chid	28.4%
Other relative figureality	1.3%
The state of the s	2.1%
In Nordamily Households	19.6%
In Group Quarters	2.4%
Institutions light Population	2.0%

State Model: Persons of Haptenic Grigin may be of any race. The Diversity Shdex measures the probability that two people from the same area will be figure different messures principal.

erithic groups.
Sepress for Procests for JUSS and 2027, V.S. Canton duress 2000 and JUSI decembel Caholas data convented by Ean into JUSI peopraphy.



New Bern City New Bern City, NC Geography: Place

2022 Population 25+ by Educational Attainment	New Bern city
lotal	22,215
Less than 9th Grade	5.1%
9th - 12th Grade, No Dickoma	6.1%
High School Graduate	21.4%
GED/Alternative Credential	3.9%
Some College, No Degree	21.5%
Associate Degree	13.1%
Bachelor's Degree	17.7%
Graduate/Professional Degree	11.1%
2022 Population 15+ by Marital Status	
tical .	25.612
Never Married	29.2%
Married	49.7%
Widowed	8.3%
Diverted	12.9%
2022 Civilian Population 16+ in Labor Force	
Ovillan Population 16+	84,812
Population 16+ Employed	95.7%
Population 16+ Unemployment rate	4.3%
Population 16-24 Employed	11.5%
Population 16-24 Unemployment rate	9.6%
Population 25-54 Employed	62.1%
Population 25-54 Unemployment rate	3.8%
Population 55-64 Employed	16.1%
Population 55-64 Unemployment rate	1.0%
Population 65+ Employed	10.3%
Population 65+ Unemployment rate	2.7%
2022 Employed Population 16+ by Industry	
Total	14,178
Agriculture/Hining	9.5%
Construction	1.7%
Mainufacturing .	13.1%
Wholesale Trade	1.5%
Retail Trade	9.5%
Prensportation/Levities	4.2%
Information	1.9%
Finance/Brownsoce/Real Estate	5.0%
Services	51.7%
Public Administration	8.8%
2022 Employed Population 16+ by Occupation	
Total	14,178
White Collar	56.4%
Hanagement/Business/Financial	13.6%
Professional Sales	24.1% 7.8%
Administrative Support Services	18.9% 20.3%
flur Collar	21.3%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.5%
London/catraction Installation/Maintenance/Repair	4.7%
Production	7.2%
Triansportstion/Material Moving	6.5%
Trimingue services President Proving	6.0%



Market Profile

New Bern City New Bern city, NC Geography: Place

2010 Households by Type	New Bern city
Total	13.029
Households with 2 Person	23.8%
Households with 2+ Recote	66.2%
Fiamily Households	61.1%
Husband-wife families	41.0%
With Belefed Children	15.4%
Other Family (No Spouse Present)	19.7%
Other Family with Male Householder	1.0%
With Retired Children	2.0%
Other Family with Female Householder	16.7%
With Related Children	19.8%
Nonflamily Households	5.1%
All Households with Children	28.0%
Multigenerational Households	3.6%
Unmarried Partner Households	5.0%
Male-female	4.6%
Same-sex	9.5%
2010 Households by Size	
Total	17,830
Persen Household	31.6%
2 Person Household	34.9%
3 Person Household	14.3%
4 Person Household 5 Person Household	9.7% 4.7%
6 Person Household	1.9%
7 + Person Household	1.0%
2010 Households by Tenure and Hortgage Status	1.0%
Total	13,001
Owner Occupied	56.1%
Owned with a Mortgage/Loan	39.0%
Owned free and Clear	16.5%
Renter Occupied	41.9%
2022 Affordability, Mortgage and Wealth	
Housing Affondability Index	125
Percent of Income for Mortgage	19.9%
Wenith Index	70
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	14,738
Housing Units Traide Urbanized Area	92.7%
Housing Units Inside Urbanized Cluster	0.1%
Rural Housing Units	7.2%
2018 Population By Urban/ Rural Status	
Total Population	30,184
Population Inside Urbunized Area	92.5%
Population Inside Urbanized Cluster	0.1%
Rural Papulation	7.4%

Data Note: Households with children include any households with people under equ 18, releast or not. Multiplearational households are families with 3 or more parentchild relationships. Unmarried patter respectfuls are usually described as numbered, households unusa there is another morehor of the households retained to the householder. Multipenerational still unmarried partner households are reported only to the treat level. Earl estimated block group data, which is used to estimate adaption to non-standard geography.

Source: Earl forecasts for MS2 and MSE, of S. Ceresos for one 1909 and MSE document Ceresos data convented by Earl Into 2020 geography.



Market Profile

New Bern City New Bern city, NC Geography: Place

	New Bern city
Top 3 Tapestry Segments	
L.	Old and Newcomers (IRF)
2.	Confortable Emply Nesters (SA)
3.	Midde Constants (SE)
3022 Consumer Spending	
Apparel & Services: Total \$	\$24,427,213
Average Sperit	\$1,755.84
Spending Potential Index	73
Education: Total s	918.345,957
Average Spent	11,316.53
Spending Potential Drutes	67
Entertainment/Recreation: Tatal \$	137,642,318
Average Sperit	\$2,705.74
Spending Potential Index	74
Food at Home: Total s	\$63,776,238
Average Spert	84,584.26
Spending Potential Index	74
Food Away from Harne: Total s	\$43,305,718
Average Spierit	13,112.03
Spending Potential Index	72
Health Care: Total \$	\$75,909,004
Average Spent	\$5,456.41
Spending Potential Drolex	77
Hri Furnishings & Equipment: Total \$	\$26,055,773
hverage Spent.	\$1,072.90
Spending Potential Index	73
Personal Care Products & Services: Rotal \$-	\$10,544,369
Average Spent	\$757.93
Spending Potential Index	74
Shelter: Total \$	\$726,506,113
Average Spent	\$16,281.46
Spending Potential Index	71
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$28,303,689
Average Sperit	\$2,034.46
Spending Potential Index	75
Travel: Total 5	\$28,366,315
Average Spent	\$2,038.97
Spending Potential Index	71
Vehicle Maintenance & Repairs: Total &	\$13,258,314
Average Spiert	\$953.01
Spending Potential Index	76

Outs Note: Consumer spending phases the amount open on a variety of goods and services by households that retide in the area. Expanditures are shown by house budget categories that are not multiply explained. Consumer spending does not equal factions sevenue. Total and Average Amount Spent Per Household represent aroung year. The Spanding Potential Index represents the amount open in the area resolve-to a national average of 190.

Sevenue Consumer spanding data are derived from the 2008 and 2007 Consumer Expanditure's Services Services of Later Statistics. Each.

Sevenue Consumer spanding data are 2007. U.S. Consus that sev. 2008 and 2016 decembed Expanditures services by Euril vido 2009 geography.

4.3. City of New Bern Retail Goods and Services Expenditures



Retail Goods and Services Expenditures

New Bern city, NC New Bern city, NC Geography: Place

Ottoria	priy: Flace			
Top Tapestry Segments	Percent	Demographic Summary	2022	202
Old and Newcomers (8F)	19:0%	Population	31.547	31,76
Comfortable Empty Nesters (SA)	16.8%	ffou servoids	13,912	14,07
Midlife Constants (50)	13.4%	Finmilies	8,313	8,36
Small Town Sincenty (13C)	9.7%	Median Age	41.2	42.
Retirement Communities (196)	8.8%	Median Household Income	\$48,005	\$59,49
		Spending Potential	Average Amount	
		Index	Spent	Tota
Apparel and Services		73	61,755,84	824,427,21
Merris		73	4334.29	\$4,678,43
With Metry 's		74	9621.25	\$8,642,85
Children's		76	\$245.60	\$3,416,60
Factivear		73	9416.08	\$5,798,53
Watches & Jewelry		73	\$107.02	\$1,400,01
Apparel Froducts and Services (1)		73	\$42.94	9611,24
Computer				
Computers and Hardware for Home	Use	71	#135.12	\$1,879,73
Pertable Hemory		73	\$3.62	950,30
Computer Sultiware		73	\$7.65	\$109,20
Computer Accessories		78	\$15.00	\$320,91
Entertainment & Recreation		74	\$2,705.74	\$37,642,31
Fees and Admissions		09	6579.20	\$8,057,79
Membership Fees for Clubs (2)		70	\$198.57	\$2,762,48
Fees for Participant Sports, excl. 1	Trips	72	\$91.70	\$4,303,55
Tickets to Theatre/Operas/Concert	ts	71	965.17	\$906,65
Tickets to Movies		78	\$43.96	\$611,61
Tickets to Farks or Museums		99	\$24.59	\$369,99
Admission to Sporting Events, exc	d. Trips	69	150.69	\$705,15
Fees for Recreational Lessons		62	\$99.51	\$1,384,38
Duting Services		74	\$1.01	\$14,04
TV/Viden/Audio		26	61,010.51	914, 159, 48
Cable and Satolite Television Serv	rices	77	\$700.02	\$9,842,99
Televisions		79	105.39	\$1,327,04
Satelite Dishes		76	51.36	918,87
VCRs. Video Cameras, and DVD PI	layers	76	\$4.21	\$58,63
Hiscellaneous Video Equipment		75	913.21	\$183,77
Video Cassidhis and DVDs		76	\$6.62	192.09
Video Garrie Mardinare/Accessorie	6	74	424.98	\$347,45
Video Game Software		78	914.21	\$197,68
Rentaly Streaming/Downloaded Vio	teo	75	\$80.08	\$835,04
Installation of Televisions		64	80.54	87,52
Audio (1)		72	187.18	\$1,212,09
Rental and Repair of TV/Radio/Sec	und Equipment	81	\$2.71	\$37,66
Pets		79	9623.91	18,679,86
Toys/Gernes/Crafts/Hobbles (4)		7%	198.24	\$1,366,71
Recreational Vehicles and Fees (5)	- 181	70	\$89.50	\$1,245,09
Sports/Recreation/Exercise Equipme	ret (15)	72	\$167.41	\$2,050,72
Photo Equipment and Supplies (7)		72	\$37.56	\$522,49
Reading (#)		76	189.19	\$1,240,87
Catered Affairs (9)		67	127.42	\$311,97
read		73	\$7,607.00	\$107,081,95
Food at Home		74	\$4,584.26	\$63,776,23
Bakery and Cereal Products		74	1588.06	88, 181,06
Meats, Paultry, Fish, and Eggs		74	\$990.82	\$13,794,34
Deiry Products		73	9456-80	14,354,99
Fruits and Vegetables		73	\$879.08	\$12,215,85
Snacks and Other Food at Home (163	75	\$1,670.50	121,239,96
food Away from Home		72	\$3,112.83	\$43,305,711
Nonholic Beverages		72	9515.13	\$7,166,425

But Mote: The Specified Index (SPI) is toosefect-toned, and represents the amount upon for a product or service relative to a national average of 565. Center may not sum to totals eve to reunities. The report is not a contribute set of all consumer spending varieties the varieties in each section may not sum to totals.

Season for feecads for 2023 and 2021; Consumer Spending data are during the 2006 and 2009 Consumer Expenditure Surveys, Surveys of Labor Statistics



New Bern city, NC New Bern city, NC Geography: Place

	Spending Potential Index	Average Amount Spent	Total
Financial		The second second	
Value of Stecks/Bends/Hutual Funds	74	\$23,075.86	\$321,031,431
Value of Retirement Plans	73	\$82,717,14	\$1,150,760,903
Value of Other Financial Assets	81	\$7,917.24	\$110,144,692
Vehicle Lawn Amount excluding Interest	76	\$2,454.27	\$34,143,783
Value of Credit Card Debt	73	\$2,305.24	\$32,670,489
Health			
Nonprescription Drugs	78	\$137.98	\$1,919,529
Prescription Drugs	82	\$309.95	\$4,312,033
Eyeglasses and Contact Lenses	75	102.37	\$1,145,905
Home			
Mortgage Payment and Basics (11)	68	88,265.59	\$114,990,865
Managemence and Remodeling Services	70	82,281.54	\$31,740,728
Maintenance and Remodeling Materials (12)	71	\$496.04	\$6,900,864
Utilities, Fuel, and Public Services	36	84,273.25	159,449,487
Household Furnishings and Equipment			
Household Textiles (13)	73	\$63.77	\$1,165,431
Furniture	73	9530.38	17,378,706
Rugs	73	126.20	\$364,485
Hajor Appliances (14)	73	1312.25	\$4,343,957
Housewares (15)	74	174.30	\$1,033,645
Smult Appliances	74	\$44.32	\$616,570
Language	73	\$13.83	\$192,350
Telephones and Accessories	74	184.11	\$1,170,108
Household Operations			4.44
Child Care	45	\$392.23	\$5,456,751
Laven and Garden (18)	75	9434.50	\$5,905,577
Hoving/Storage/Freight Express	72	129.09	\$807,978
Inquisite oping Supplies (17)	75	\$664.29	19,269,431
Insurance			
Owners and Renters Insurance	76	\$537.74	\$7,480,999
Vehicle Insurance	75	\$1,581.04	\$21,995,388
Life/Other Insurance	74	\$507.62	\$7,064,952
Health Desurance	72	83,595,38	\$50,010,952
Personal Care Preducts (18)	74	\$419.87	\$5,841,241
School Books and Supplies (19)	72	\$106.76	11,484,908
Smoking Products	82	\$357.51	\$4,973,723
Transportation			
Payments on Vehicles excluding Leases.	74	\$2,199.82	\$30,570,635
Gasoline and Motor Cili	73	\$2,610.55	\$27,970,757
Verticle Haintenance and Repairs	76	10.670	113,258,314
Travel		***************************************	
Airline Fares	49	\$494.51	96,879,556
Ladging on Trips	71	\$575.15	\$8,001,507
Auto/Truck Rontal on Trips	71	\$44.07	9613,056
Food and Drink on Trips	72	\$406.02	\$6,761,462

may not sold to testing due to monday. The report is not a comprehensive let of all consumer spending variables therefore this variables in each section has not some to take.

Source: Dun forecasts for 2027, past 2027; Commerc Spansing date are derived from the 2018 and 2019 Commerc Expenditure Surveys, Burless of Labor Statistics.



Retail Goods and Services Expenditures

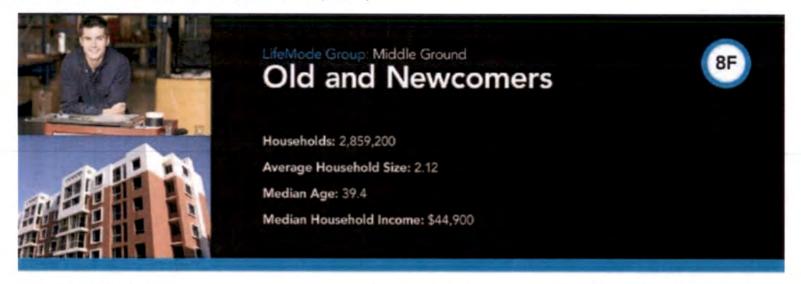
New Bern city, NC New Bern city, NC Geography: Place

- (1) Apparel Products and Services includes thee reper and other ships services, soperal laundry and dry cleanung, alteration, reper and Latering of apparel, clothing sental and storage, and watch and preceiving reper.
- (2) Hernhership Fees for Clubs includes membership less for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stanesa, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/disentanted sucto, musical instruments and accessories, and outdise and repair of roution instruments.
- (4) Tays and Games recision toys, parties, arts and crafts, thicycles, plangment, escape games, online entertainment and parties, and coarse, and coar
- (\$) Recreational Vehicles & Fees includes docking and landing fees for black and planes, payments on boats, trainers, campers and it's, rental of boats, trainers, campers and it's, writer of boats, trainers, campers and it's, and camp fees.
- (4) Sports/Recreation/Exercise Equipment includes exercise equipment and peer game tables, Socycles, complete equipment, hunting and fishing equipment, water sports equipment, other sports equipment, and remainingument of sports equipment, and contained equipment.
- (7) Photo Squipment and Supplies includes firm, film processing, photographic agreement, rantal and repair of photo-squipment, and photographic business.
- (#) Seading includes digital book readers, books, magazine and exempaper subscriptors, and unique copies of magazines and exempapers.
- (V) Catered Affairs includes expenses associated with live sententerment and rental of party supplies.
- (10) Enacks and Other Pood at Home includes candy, thinking gurn, bugar, artificial sweeteners, jam, jolly, preserves, marganne, tass and oin, sailed chessing, montany cream and milk, peanut botter, fraces prepared food, politics chips and other stacks, nuts, salt, quices, assessmos, orives, problem, relates, secces, grave, other sundaments, sold, prepared saled, prepared dessert, below food, miscellaneous prepared food, and non-adolesis beyoneges.
- (11) Hortgage Payment and Sasks reckels mergage interest, mortgage process, property taxes, increaseness insurance, and ground sect or second deadings.
- (#2) Maintenance and Remodeling Materials includes subpress/techtropypment for penting and wellpapering, plumbing suppress and equipment, electrical/materials for real-legiquities, materials for plaster/panel/adding, materials for petic/force-brick work, randscaping materials, and masterial materials for panel.
- (13) Household Textilles includes bathroom trees, because finess, either insers, drong record insers, other liners, cartains, department, algorithms policies
- (64) Major Appliances includes dishurshers, steposats, retriperators, treaters, westers, dryers, stoves, overs, incrementer, window air conditioners, electric figer cleaning egyptiens, seeing machines, and miscellaneous appliances.
- (\$55) Housewares includes faitures, dishes, cups pleases, serving presss, nanelectric commerc, and tableware.
- (16) Laws and Barden motivies term and parties supplies, supplies, suppliers and care service, reduce plants, fresh flowers, and expanylement of seen aupeniers.
- (\$7) Housekeeping Supplies includes train and laundry detergents, clearing products, rulet tissue, paper towers, naphres, paper/plastic/fisi products, stationery, privings ruleties, pattings, and delivery services.
- (18) Personal Care Products includes her care products, namelectric articles for her; suge, harpropes, and hygane products, sharing needs, partiene, cownetics, accurate, feeth products, neil products, designer, feeting products, active products, and personal care appliances.
- (19) School Books and Supplies includes school books and supplies for college, exeminitary school, high school, viopetimes/satiness school, preschool and other schools.

Sets Note: The Summing Potential Dotes (SPE) is novaeford based, and represents the arrived spend for a product or service relative to a national average of 205. Determiny not sum to totals does to recording. This report is not a comprehensive for of all consumer spending variables beented the variables in each section may not sum to force.

Source: but forecase for 2022 and 2021; Consumer Spending lists are derived from the 2028 and 2029 Consumer Expenditure Surveys, durate of valor Systems.

4.4. Old and Newcomers Tapestry Segment (National Perspective)



WHO ARE WE?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

OUR NEIGHBORHOOD

- · Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children), average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US (Index 85).
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980.
- · Average vacancy rate at 11%.

SOCIOECONOMIC TRAITS

- An average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 32% of households are currently receiving income from Social Security.
- 31% have a college degree (Index 99), 33% have some college education (Index 114), 9% are still enrolled in college (Index 121).
- Consumers are price aware and coupon dippers but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.



Note The index represents the value of the segment new or the Ulimba multiplied by IIII.



LifeMode Group: Middle Ground

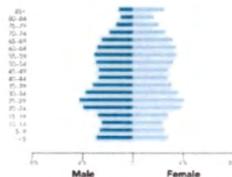
Old and Newcomers



AGE BY SEX # ----

Median Age: 39.4 US: 38.2

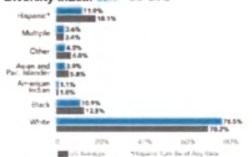
on Indicates US



RACE AND ETHNICITY

The Diversity Index summerizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: \$2.7 US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Ean.

Median Household Income



Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

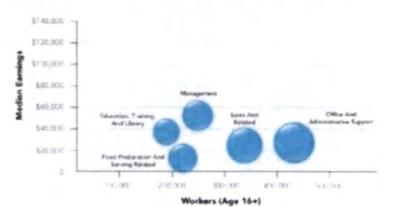
The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.

200



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: Middle Ground

Old and Newcomers



MARKET PROFILE

- Residents have a strong sense of community. They volunteer for charities, help fundraise, and recycle.
- . They prefer cell phones to landlines.
- Entertainment features the internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper.
- Vehicles are basically just a means of transportation.
- · Food features convenience, frozen, and fast food.
- . They do banking as likely in person as online

HOUSING

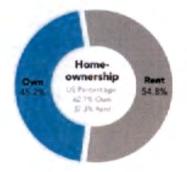
Median home value is displayed for markets that are primarily owner occupied; average next is shown for retrier-occupied markets. Tenure and home value are estimated by Earl Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing: Single Family; Multi-Units

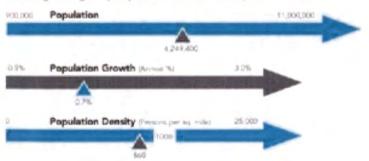
Average Rent: \$880

US Auritor \$1,035



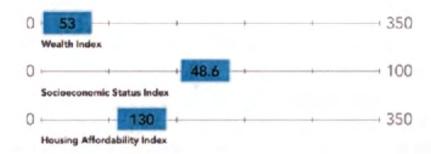
POPULATION CHARACTERISTICS

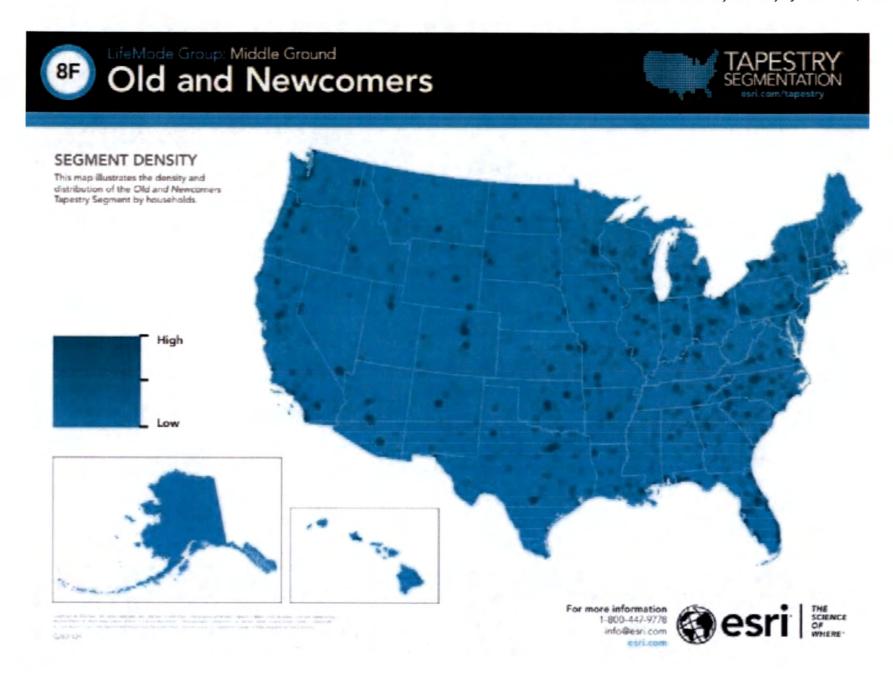
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri



ESRI INDEXES

Earl developed these indexes to display everage household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





4.5. Comfortable Empty Nesters Tapestry Segment (National Perspective)



LifeMode Group: GenXurban

Comfortable Empty Nesters



Households: 3,024,200

Average Household Size: 2.52

Median Age: 48.0

Median Household Income: \$75,000

WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly higher at 2.52
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 131).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education.
- Average labor force participation at 61%.
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159).
- Comfortable Empty Nesters residents physically and financially active.
- . Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.



Now the relate recommend for some of the augment sale on the left was enabylised by \$1. Common professors are extraorded hard data by MR Services.



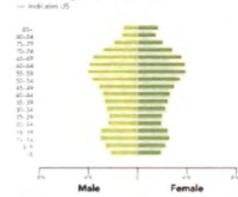
LifeMode Group: GenXurban

Comfortable Empty Nesters



AGE BY SEX

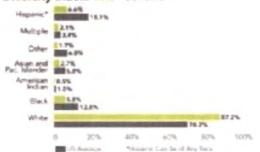
Median Age: 48.0 US: 38.2



RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 to diversity) to 100 (complete diversity).

Diversity Index: 33.0 US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income



Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.

3720



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: GenXurban

Comfortable Empty Nesters



MARKET PROFILE SURVEY professional and addressed from Ages by MRI London, 12

- Residents enjoy listening to sports radio or watching sports on television.
- · Physically active, they play golf, ski, ride bicycles, and work out regularly,
- · Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

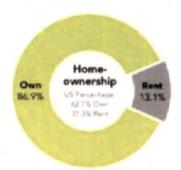
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing: Single Family

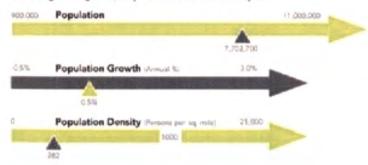
Median Value: \$203,400

US Median \$207,800



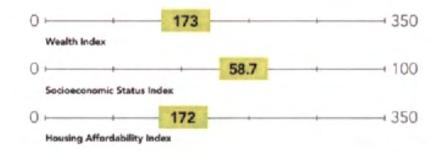
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



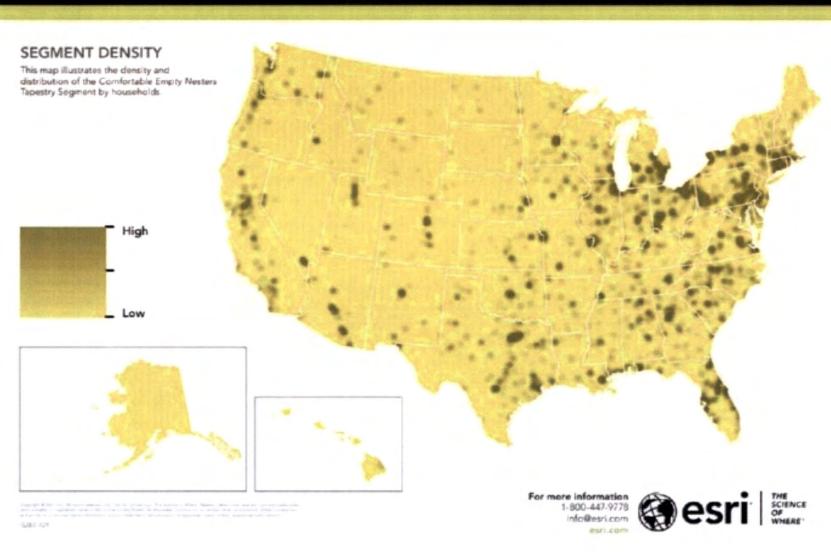
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to U5 standards.



Comfortable Empty Nesters





4.6. Midlife Constants Tapestry Segment (National Perspective)



WHO ARE WE?

Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

OUR NEIGHBORHOOD

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of \$154,100 (Index 74).

SOCIOECONOMIC TRAITS

- Education: 63% have a high school diploma or some college.
- At 31%, the labor force participation rate is low in this market (Index 91).
- Almost 42% of households are receiving Social Security (Index 141); 27% also receive retirement income (Index 149).
- Traditional, not trendy; opt for convenience and comfort not cutting edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).



Note: The Indian represents the rate of the segment rate to the UK-rate multiplied by TES Contumes processing on exempted hore data to Mill Services.



AGE BY SEX Median Age: 47.0 US: 38.2 - Indicates US 75-79 75-74 65-69 85-69 55-59 50-54 45-49 60-41 35-39 33-19 13.14 Male

RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles. investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income



Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esn.

150

300

2541

300

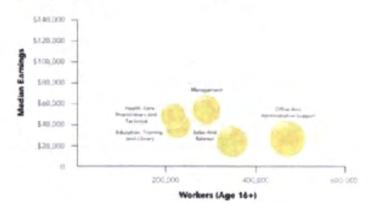
250

Female



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







MARKET PROFILE

- · Prefer practical vehicles like SUVs and trucks (domestic, of course)
- Sociable, church-going residents belonging to fraternal orders, veterans' clubs, and charitable organizations and do volunteer work and fundraising.
- · Contribute to arts/cultural, educational, health, and social services organizations.
- . DIY homebodies that spend on home improvement and gardening.
- · Media preferences: country or movie channels.
- Leisure activities include movies at home, reading, fishing, and golf.

HOUSING

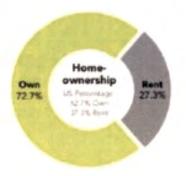
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esn. Housing type and average rent are from the Cansus Bureau's American Community Survey.



Typical Housing: Single Family

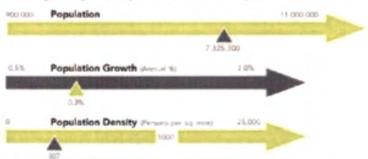
Median Value: \$154,100

US Minter 5207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esti



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



LifeMode Group: GenXurban Midlife Constants SEGMENT DENSITY This map illustrates the density and distribution of the Midlife Constants Tapestry Segment by households. High Low For more information 1-800-447-9778 esri SCIENCE OF WHERE info@esr:com

4.7. Small Town Sincerity Tapestry Segment (National Perspective)



WHO ARE WE?

Small Town Sincenty includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple—paying bills in person and avoiding debt.

OUR NEIGHBORHOOD

- Reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes
- Half of all homes are owner occupied (Index 79).
- Median home value of \$92,300 is about half the US median.
- Average rent is \$639 (Index 62).
- This is an older market, with half of the householders aged 55 years or older and predominantly single-person households (Index 139)

SOCIOECONOMIC TRAITS

- Education: 67% with high school diploma or some college.
- Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement.
- Income from wages and salanes (Index 83), Social Security (Index 133) or retirement (Index 106), Increased by Supplemental Security Income (Index 183).
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-oriented residents; more conservative than middle of the road.
- · Rely on television or newspapers to stay informed.



from The Index represents the value of the supreser values the US rust multiplied by US



LifeMode Group: Hometown

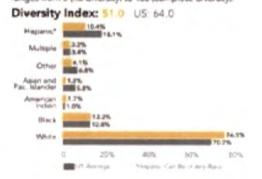
Small Town Sincerity



Median Age: 40.8 US; 38.2 or brdustes US 80.86 95.59 90.46 95.66 95.66 96.54

RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

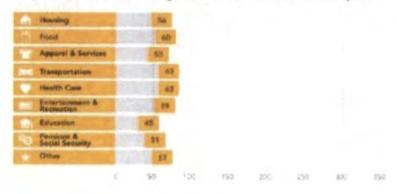


Median Net Worth



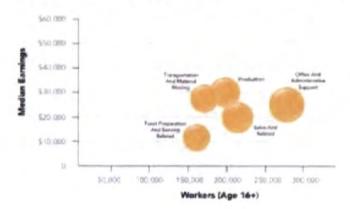
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







MARKET PROFILE

- Small Town Sincerity features a seminural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens.
- Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV.
- · A large senior population visit doctors and health practitioners regularly.
- A largely single population favors convenience over cooking—frozen meals and fast food.
- · Home improvement is not a priority, but vehicle maintenance is.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renten-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing: Single Family

Median Value: \$92,300 IA Median \$207.300



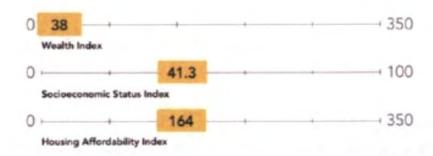
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Est developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



Small Town Sincerity SEGMENT DENSITY This map illustrates the density and distribution of the Small Town Sincerity Tapestry Segment by households. Low esri SCIENCE

For more information 1-800-447-9778 info@esr.com

COSTAGN

4.8. Retirement Communities Tapestry Segment (National Perspective)



WHO ARE WE?

Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities. Over half of the housing units are in multiunit structures, and the majority of residents have a lease. This group enjoys watching cable TV and stays up-to-date with newspapers and magazines. Residents take pride in fiscal responsibility and keep a close eye on their finances. Although income and net worth are below national averages, residents enjoy going to the movies, fishing, and taking vacations. While some residents enjoy cooking, many would rather dine out.

OUR NEIGHBORHOOD

- Much of the housing was built in the 1970s and 1980s—a mix of single-family hornes and large multiunit structures that function at various levels of senior care.
- Small household size; many residents have outlived their partners and live alone.
- Over half of the homes are renter occupied.
- Average rent is slightly below the US average.
- Nearly one in five households has no vehicle.

SOCIOECONOMIC TRAITS

- Brand loyal, this segment will spend a little more for their favorite brands, but most likely they will have a coupon.
- · Frugal, they pay close attention to finances.
- They prefer reading magazines over interacting with computers.
- They are health conscious and prefer name-brand drugs.



Non-Plaintengements the ratio of the augment remonth the US-rate multiplicative 1990. Company produces an appropriate form date to MMI-Services.

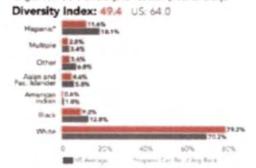




Median Age: 53.9 US: 38.2

RACE AND ETHNICITY

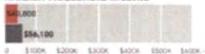
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit catds). Household income and net worth are estimated by Esri.

Median Household Income

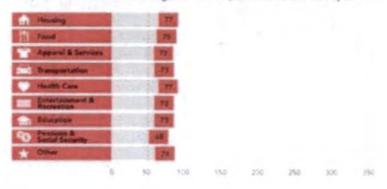


Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







MARKET PROFILE

- · Enjoy hard-cover books, book clubs, crossword puzzles, and Sudoku.
- · Contribute to political organizations and other groups.
- · Entertainment preferences: playing cards and reading books.
- . Prefer watching cable TV, including premium channels like HBO and Cinemax.
- · Like to travel-including visits to foreign countries.
- Shop at diverse, large retail chains like Sears, Family Dollar, Target, and Walmart for convenience.

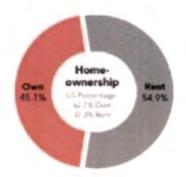
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Cansus Bureau's American Community Survey.



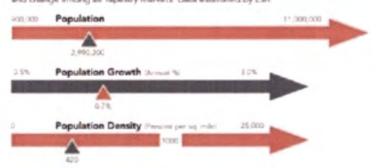
Typical Housing: Multiunits; Single Family

Average Rent: \$1,013



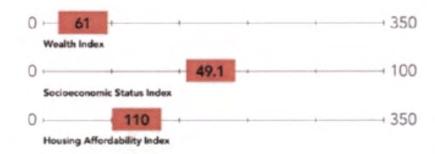
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



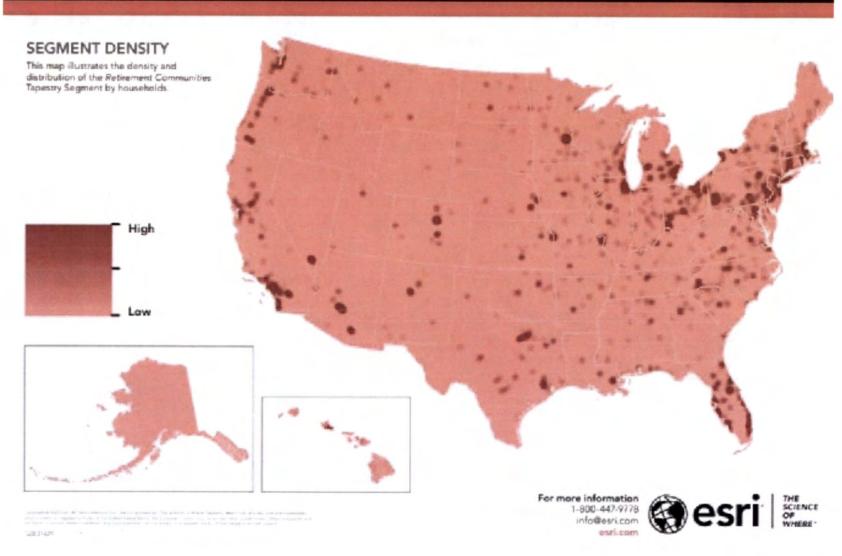
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



PE Retirement Communities





4.9. Tapestry Segmentation for City of New Bern¹



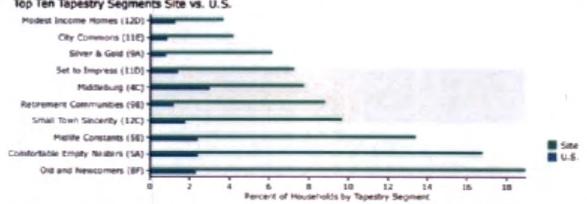
Tapestry Segmentation Area Profile

New Bern city, NC New Bern city, NC Geography: Place

Top Twenty Tapestry Segments

		2022 H	ouseholds	2022 U.S. H	ouseholds	
			omulative		Cumulative	
Rank	Tapestry Segment	Percent	Percent	Percent	Percent	Index
1	Old and Newtomers (BF)	19.0%	19.0%	2.3%	2.3%	830
2	Construtable Empty Nesters (SA)	15.8%	35.8%	2.4%	4.7%	693
3	Middle Constants (52)	13.4%	49.2%	2.4%	7.1%	534
4	Small Town Sincerity (13C)	9.7%	58.9%	1.8%	8.9%	540
5	Retirement Communities (9E)	8.8%	67.7%	1.7%	10.1%	743
	Subtotal	67.7%		10.1%		
8	Middleburg (4C)	7.7%	75.4%	3.1%	13.2%	254
7	Set to Impress (110)	7.3%	82.7%	1.4%	14.5%	52
	Silver 8 Gold (SA)	5.2%	88.9%	0.8%	15.3%	775
	City Commons (\$15)	4.2%	93.1%	0.9%	16.2%	48
10	Modest Income Homes (120)	3.7%	96.7%	2.2%	17.5%	29
	Subtotal	29.1%		7.4%		
11	Rustbelt Traditions (50)	2.5%	99.2%	2.1%	19.6%	115
12	Green Acres (6A)	0.8%	100.0%	3.3%	22.8%	25
	Subtotal	3.3%		5.4%		



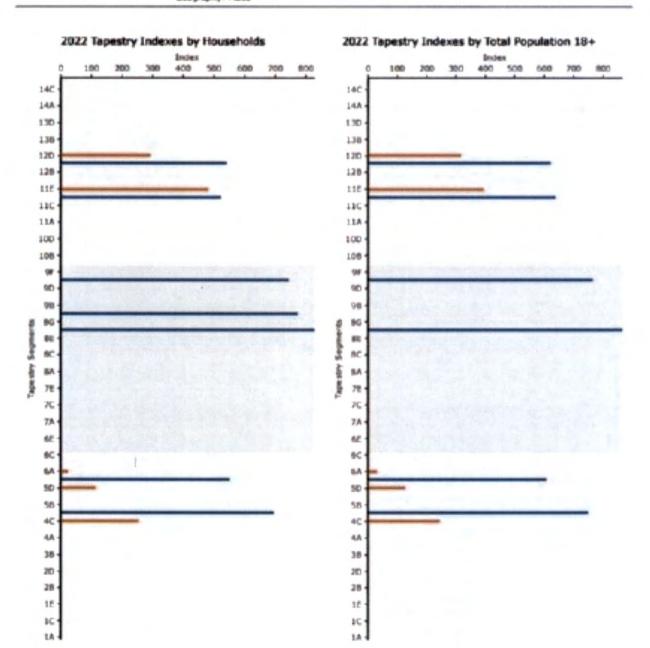


Data Nate: This report identifies neighborhood segments in the area, and describes the successment quality of the immediate neighborhood. The linear is a compared of the person of thousandors or test requision 18+ in the united states, by segment, for the person of housandors or test requision 18+ in the United States, by segment. An index of 100 is the US everage.



Tapestry Segmentation Area Profile

New Bern city, NC New Bern city, NC Geography: Place



Bota Note: The report Monthles religibleshood segments in the area, and describes the accioeconstate quality of the reconstate emphasismonic. The trades is a companion of the percent of teacements or total Regulation 18+ in the idented Scales, by Segment. As make of LOS as the US arentage.

Secribe San



New Bern city, NC New Bern city, NC Geography: Place

Tapestry LifeMode Groups	202	2 Households		2922 Ad	fult Papulation	
	Number	Percent	Index	Number	Percent	Index
Totali	13,912	100.0%		24,587	100.0%	
1. Affluent Estates		0.0%			0.0%	
Top-Tier (BA)	0	D-0%		0	0.0%	
Professional Pride (18)	0	0.0%		0.	0.0%	
Boomburbs (1C)	0	0.0%			0.0%	
Savvy Suburbenites (10)	a	D.0%	0		0.0%	
Exurbanites (12)	0	0.0%	0		0.0%	
2. Upscale Avenues		0.0%			0.0%	
Urban Chic (2A)	0	B.0%			0.0%	
Phenopoleville (28)	0	0.0%	0		0.0%	
Pacific Heights (2C)	0	0.0%			0.0%	
Enterprising Professionals (20)	0	0.0%			0.0%	-
3. Uptown Individuals		0.0%			0.0%	
Laptops and Latter (1A)	0	8.0%			0.0%	
Metro Bentinos (35)	0	0.0%	0		0.0%	
Trendselters (3C)	0	0.0%	0		0.0%	
4. Family Landscapes	1,078	7.7%	99	1,958	7.6%	93
Workslay Drive (4A)	0	0.0%	0	0	0.0%	
Horne Improvement (48)	0	0.0%	0		0.0%	
Middleburg (4C)	1,078	7.7%	254	1,850	7.6%	247
5. GenXurben	4,543	32.6%	393	8,665	35.2%	325
Comfortable Empty Nesters (SA)	2,335	16.8%	595	4,521	10.4%	753
Be Style (SB)	0	0.0%	0		0.0%	
Parks and Rec (SC)	0	B.0%	0		0.0%	
Rustbell Traditions (5D)	34.2	2.5%	115	642	2.6%	129
Middle Constants (SE)	1,865	13.4%	554	3,502	14.2%	611
6. Cozy Country Living	112	6.8%	7	264	1.1%	,
Green Acres (GA)	112	0.8%	25	264	1.1%	13
Self of the Earth (48)	0	D.0%	.0		0.0%	
The Great Gubdoors (6C)	0	0.0%	0		0.0%	
Prairie Living (6D)	0	0.0%	0		0.0%	
Rural Resort Dwellers (68)	0	0.0%	0		0.0%	
Meantland Communities (6F)	0	0.0%	0		0.0%	
7. Sprouting Explorers		0.0%			0.0%	
Up and Corning Parrilles (7A)	0	0.0%	0		0.0%	
Urban Villeges (78)	0	0.0%	0		0.0%	
Urban Edge Families (7C)	0	0.0%	0		0.0%	
Forging Oppertunity (70)	0	0.0%	0		0.0%	
Farm to Table (7E)	0	0.0%	0	0	0.0%	
Southwestern Families (7F)	0	0.0%	0	0	0.0%	

Date Mode: This report stemples neighborhood segments in the area, and describes the obsolutebness quality of the immediate neighborhood. This index is a comparison of the percent of households or Total Repulsion. His in the United States, by vegment, to the percent of households or Total Repulsion. His in the United States, by vegment, do index of COS is the US average.

Search Puri



Tapestry Segmentation Area Profile

New Bern city, NC New Bern city, NC Geography: Place

Tapestry LifeHode Groups	202	2 Households		2022 A	dult Pepulation	
	Number	Percent	Index	Number	Percent	Inde
Fotals	13.913	100.0%		24,567	109.0%	
i. Middle Ground	2,641	19.0%	174	4,276	17.4%	17
City Lights (BA)	0	0.0%	0	8	0.0%	-
Enversid-City (86)	0	0.0%	0	0	0.0%	
bright Young Professionals (BC)	0	0.0%	0	0	0.0%	
Downtown Melting Pot (5D)		0.0%		0	0.0%	
Franc Forches (SE)	. 0	0.0%		0	0.0%	
36 and Newtomers (8F)	2.641	19.0%	830	4,275	17.4%	84
fornetown Heritage (8G)	0	0.0%	0	Q	6.0%	
. Senior Styles	2,087	15.0%	260	3,551	14.4%	26
Store & Gold (SA)	858	6.2%	775	1.564	6.4%	87
Sciden Years ('95)		0.0%	0	٥	0.0%	-
The Elders (9C)	0	0.0%	0	0	0.0%	
ienior Escapes (VD)	0	0.0%	0	0	0.0%	
letirement Communities (9E)	1,229	8.8%	743	1,987	8.1%	24
Social Security Set (MF)	0	0.0%		8	0.0%	
D. Rustic Outposts		0.0%			0.0%	
Coulbiro Satellina (10A)		0.0%	0	0	0.0%	
poted Rural (108)	0	9.0%	0	9	0.0%	
conomic BedRicck (10C)		0.0%	0	9	0.0%	
lown the Road (1809)	0	0.0%	0	ō	0.0%	
Loral Bypannes (10E)		0.0%	0	ō	0.0%	
1. Hidtown Singles	1.596	11.5%	183	2.564	10.4%	15
ity Strivers (\$14)	0	0.0%	0	0	0.0%	
louing and Restless (\$18)	0	0.0%	0	Q	0.0%	
Setro Fusion (1.8C)	0	0.0%	0		0.0%	
let to Impress (110)	1,009	7.3%	523	1.834	7.5%	64
City Commons (115)	587	4.2%	481	730	3.0%	31
2. Hometown	1.856	13.2%	224	3.410	11.9%	25
arrilly Foundations (\$2A)	. 0	0.0%	0	9	0.0%	
haddleral Living (128)	0	0.0%		0	0.0%	
imail Town Sincerity (13C)	1,347	9.7%	542	2,500	10.2%	60
fodest Income Homes (120)	509	3.7%	295	901	3.7%	3
3. Next Wave		0.0%			0.0%	
Vverse Convergence (13A)	0	9.0%	0	9	0.0%	
armily Extensions (138)	0	0.0%		0	0.0%	
leWest Residents (15C)		0.0%		0	0.0%	
resin Ambitions (130)	0	0.0%	0		0.0%	
tigh Rise Renters (135)	0	0.0%	0	п	0.0%	
4. Scholars and Patriots		0.0%			0.0%	
Billary Proximity (14A)	0	0.0%		0	0.0%	
offinge Towns (148)	0	0.0%	0	9	0.0%	
forms to Diplomas (SAC)	0	0.0%	0	0	0.0%	
		0.0%	a	n	0.0%	

Data Note: This report electrics neighborhood segments in the area, and steadness the excussionance quality of the immediate neighborhood. The index is a comparison of the percent of focuseficide or facts Population 18% in the united States, by appears. As value of 180 is the US average.

Section 5xxx



New Bern city, NC New Bern city, NC Geography: Place

Tapestry Urbanization Groups	3022	Households		2022 A	dult Population	
	Number	Percent	Index	Number	Percent	Index
Tetali	13,912	100.0%		24,587	100.0%	
1. Principal Urban Center		0.0%			0.0%	
Laptopis and Lettes (3A)	0	0.0%	0	0	0.0%	
Histor Renters (38)	0	0.0%	· ·	0	0.0%	
Trendsetters (3C)	0	0.0%	0	0	0.0%	
Downtown Melting Fot (80)	0	0.0%	0	0	0.0%	
City Strivers (11A)	0	0.0%	0	0	9.0%	
Newest Residents (13C)	0	0.0%	0	0	0.0%	
Fresh Ambitions (130)	0	0.0%	0	0	0.0%	
High Rise Flenters (136)	٥	0.0%		0	0.0%	
2. Urban Periphery	851	6.1%	25	1,543	6.3%	36
Pacific Heights (2C)	0	0.0%	0	0	0.0%	
Rustmett Traditions (50)	342	2.5%	115	642	2.6%	139
Urban Villages (78)	0	0.0%	0	0	0.0%	
Urban Elige Families (7C)	0	0.0%	0	0	0.0%	
Forging Opportunity (70)	0	0.0%	0	0	9.0%	-
Southwestern Families (7F)	0	0.0%	0	0	0.0%	
City Lights (SA)		0.0%	0	0	0.0%	
Bright Young Professionals (BC)	0	0.0%	0	0	0.0%	
Metro Fusion (110)	0	0.0%	0	0	0.0%	
Family foundations (13A)	8	0.0%		0	0.0%	
Modest Income Homes (130)	504	3.7%	295	901	3.7%	311
Diverse Convergence (13A)	ō.	0.0%	0		0.0%	
Family Extensions (138)	0	0.0%		0	0.0%	
3. Hetro Cities	5,466	39.3%	217	8,826	35.9%	214
In Style (58)	0	0.0%		0	0.0%	
Emerald City (88)	0	0.0%	0	0	0.0%	
Front Porches (8E)	0	6.0%	0	0	0.0%	
Old and Newcomers (8F)	2,641	19.0%	830	4,275	17.4%	8-66
Hometown Heritige (8G)	0	0.0%		0	0.0%	
Retirement Communities (SE)	1,229	8.8%	743	1,967	0.1%	766
Social Security Set (9F)	0	0.0%	0	0	0.0%	
Young and Restless (118)	0	0.0%	0	0	0.0%	
Set to Impress (110)	1,009	7.3%	523	1,834	7.5%	640
City Commons (11E)	587	4.2%	481	730	3.0%	39
Traditional Living (128)	0	0.0%	0	0	0.0%	
College Towns (148)	9	0.0%	0	0	0.0%	
Derms to Cipismas (14C)	9	9.0%		0	0.0%	

Data Note: This report identifies neighborhood asymmets in the area, and describes the socioeconomic quality of the immediate enighborhood. The index is a companion of the persons of households or Total Population 18+ in the united States, by asymmet. An order of 500 is the MS average.

Source: Earl



Tapestry Segmentation Area Profile

New Bern city, NC New Bern city, NC Geography: Place

Tapestry Urbanization Groups	202	2 Households		2022 A	dult Population	
THE RESIDENCE OF THE PERSON NAMED IN COLUMN 1	Number	Percent	Index	Number	Percent	Inde
Total:	13,912	100.0%		24,587	100.0%	
4. Suburban Periphery	5,058	36.4%	114	9,587	39.0%	111
Top Tier (1A)		0.0%		0	0.0%	
Professional Fride (18)		0.0%		0	0.0%	
Soorductis (1C)		0.0%		0	0.0%	
Savyy Suburbantes (10)	0	0.0%		0	0.0%	
Exurtantes (15)	0	0.0%		0	0.0%	
Urban Chic (2A)	.0.	0.0%		0	0.0%	
Pleasactville (28)	0	0.0%		0	0.0%	
Enterprising Professionals (20)	0	0.0%		O.	0.0%	
Workday Drive (4A)	0	0.0%		0	0.0%	
Home Seprovement (48)	0	0.0%		O.	0.0%	
Comfortable Erroty Nesters (SA)	2,335	16.8%	695	4,521	18.4%	752
Parks and Rec (SC)		0.0%	0	0	0.0%	0
Midlife Constants (SE)	1,865	13.4%	554	3,502	14.2%	611
Up and Coming Families (7A)	0	0.0%		0	0.0%	
Silver & Gold (9A)	858	0.2%	775	1,564	6.4%	873
Golden Vears (98)	0	0.0%		0	0.0%	
The Eldors (9C)	0	0.0%	0	0	0.0%	
History Processity (14A)	0	0.0%		0	0.0%	
5. Semirural	2,425	17.4%	187	4,367	17.8%	196
Middleburg (4C)	1,078	7.7%	254	1,858	7.6%	347
Heartford Construction (6F)	0	0.0%		0	0.0%	0
Farm to Table (75)		0.0%			0.0%	
Senior Escapes (90)	0	0.0%	0	0	0.0%	8
Down the Road (150)	. 0	0.0%			0.0%	
Small Town Sincerity (12C)	1,347	9.7%	542	2,509	10.2%	6.25
6. Rural	112	0.8%		264	1.1%	,
Green Acres (GA)	112	0.8%	25	264	1.1%	32
Salt of the Carth (65)	0	0.0%		0	0.7%	
The Great Outdoors (6C)		0.0%		0	0.0%	0
Prairie Living (60)	0	0.0%	0	a	0.0%	
Rural Resort Dwellers (68)		0.0%	0	0	0.0%	
Southern Satelites (10A)	0	0.0%	0	0	0.0%	
Rooted Rural (108)	0	0.0%	0	0	0.0%	ō
Economic Becifisck (100)	0	0.0%		0	0.0%	
Funal Byginnses (106)	0	0.0%	0	0	0.0%	
Unclassified (15)		0.0%		0	0.0%	

Data Notes this report stending anytherhood segments in the ense, and describes the someoneme quality of the inchediate neighborhood. The states is a companion of the persons of boundaries or total frequestion 25% or the ense, by Taxestry segment, he che persons of boundaries or total frequestion 12% or the United States. By Segment, and the SS endings.

Source: Son

¹Details for each Tapestry Segment can be found here https://shorturl.at/wzJW8

AGENDA ITEM COVER SHEET



Agenda Item Title: Presentation of Financing Options for the SWRC, Sewer Infrastructure Improvements, and FY24 Capital Purchases for Vehicles and Equipment

Date of Meeting: 7/11/2023		Ward # if applicable:		
Department: Finance		Person Submitting Item: Kimberly Ostrom, Director of Finance		
Call for Public Hearing	: □Yes⊠No	Date of Public Hearing:		
Explanation of Item:	discuss financin Center, sewer in	resentative from Davenport & Co, LLC, will g options for the Stanley White Recreation afrastructure improvements (NW Interceptor and mpr.), and the FY24 capital purchases of aipment.		
Actions Needed by Board:	None			
Backup Attached:				
Is item time sensitive?	⊠Yes □No			
Cost of Agenda Item: In If this requires an expensand certified by the Fin	nditure, has it b	een budgeted and are funds available		

Additional Notes:

Overview of 2023 Financing Needs

City of New Bern, North Carolina



July 11, 2023



1

Project Detail	Project Cost (\$ Millions)		NTE Financing (\$ Millions)
Vehicles & Equipment	\$4.8		\$4.9
Stanley White Recreation Center	Construction: Design/Other: FEMA/Insur.: Net Project:	\$13.2 \$1.1 \$(8.0) \$6.3	\$10 \$6.5 long-term \$3.5 FEMA cash flow
<u>Sewer Projects:</u> - Interceptor and Force Main Improvements	Interceptor: Force Main: Grants: Net Project:	\$1.2 \$5.4 \$(0.7) \$5.9	\$6.1

Financing Overview



Project	Financing Type	Security	Term	Amortization
Vehicles	Installment Financing	Lien on Vehicles	5 years	Level Payment
Recreation Center	Installment Financing	Mortgage on Facility	15 or 20 years	Level Principal
Sewer	Combined Enterprise System Revenue Bonds	Electric, Water and Sewer Net Revenue	15 or 20 years	Level Payment
DAVENPORT 1854 PUBLIC FINANCE	July 11, 2023			ity of New Bern, NC 3

Date	Action/Task	<u>Vehicles</u>	Rec Center	<u>Sewe</u>
7/11 City Board	1. Call Public Hearing	EMANUEL	√	1000000000
By 7/12	Distribute RFPs	✓	✓	√
8/3	Receive RFP Responses	✓	√	√
By 8/8	Submit LGC Application	***************************************	√	√
9/9 City Doord	1. Prelim. Findings Resolution	anna-anna	✓	√
8/8 City Board	2. Hold Public Hearing	ones-surore	√	оналичия
9/99 City Doord	1. Select Winning Bidder	V	✓	V
8/22 City Board	2. Final Approval (if possible)	√	✓	√
9/12 City Board	1. Final Approval (if needed)	√	√	√
9/12	LGC Approval	MANAGEM	✓	√
Mid/Late Sept.	Close on Financing	√	√	√

Municipal Advisor Disclosure



The U.S. Securities and Exchange Commission (the 'ESC') has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Devenport & Company LLC ('Davenport') has registered as a municipal advisor registration and the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Devenport & Company LLC ('Davenport') has registered as a municipal entity, such as a rot for purific corporation. It will be a municipal entity or consultant services with respect to the issuance of municipal securities on its behalf and for which it will provide support. If and when an issuer engages Devenport to provide financial advisory or consultant services with respect to the issuance of municipal securities. Devenport is obligated or evidence such a financial advisory engagement.

When acting as a registered municipal advisory reductions by with a minimal processory of a fundancy required by feederal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Devenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other incomessor horsensemented Devenport, This material was not produced by a research analyst although it may refer to a Devenport research analyst or research person. Unless otherwise indicated, these views (if any) are the author's and may differ from those of the Devenport fixed income or research department or others in the firm. Devenport may person may person may be from financial advisory services for the issuers of the securities and instruments mentioned herein.

This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own investment decision, including where applicable, a review of any offering circular or memorandum describing such security or instrument. That information and the formation is considered where applicable, are referred. The information is besed on public information as of the specified deep ended to the specified where a publicable, are required to early only one of the specified where a publicable, are required to complete any only one of the specified where a publicable information are of the specified deep ended to the specified where a public information are of the specified deep ended to the specified where a public information are of the specified deep ended to the specified where a public information are of the specified deep ended to the specified where a public information are of the specified are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any security instruments. The instrument is the purchase and the public instruments are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any security instruments the instrument.

under any securities, instruments decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, necipients should determine, in consultation with their own investment, legal tax, regulatory and accounting or legal advice. Prior to entering into any proposed transaction, necipients should determine, in consultation with their own investment, legal tax, regulatory and accounting advisors, the economic risks and ments, as well as the legal, tax, regulatory and accounting or legal advice. Prior to entering into any proposed transaction, only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities, instruments priories, market indexes, operational of financial conditions or not interest to the control of options or other rights in securities, frustruments transactions. Peta performance is not necessitied or options are controlled in the correction of options or other rights in securities, frustruments transactions. Peta performance are descent on assumptions that may not be received or decided. Actual great of future operations or estimates of future performance and exceed on assumptions that may not be seen made for modeling purposes or a simplify the presentation and/or calculation of any projections or estimates, and Devenored does not represent that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

5



City of New Bern, NC

AGENDA ITEM COVER SHEET



Agenda Item Title:Consider Adopting an Ordinance for the Demolition of 1503 Queen Anne Lane.

Date of Meeting: 7/11/2023		Ward # if applicable: Ward 2	
Department: Developme	nt Services	Person Submitting Item: Patrick Ezel, Minimum Housing and Nuisance Supervisor	
Call for Public Hearing	g: □Yes⊠No	Date of Public Hearing: N/A	
	la mi		
Explanation of Item:		approval of an Ordinance to demolish the d at 1503 Queen Anne Lane.	
Actions Needed by Board:	Adopt Ordinance		
Backup Attached:	Memo, Ordinar	nce, Chronological Order of Events, Map	
T 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2			
Is item time sensitive?			
Will there be advocates	s/opponents at t	the meeting? \(\subseteq \text{Yes} \subseteq \text{No} \)	
Cost of Agenda Item: 5			
If this requires an expe and certified by the Fir		been budgeted and are funds available □ □ Yes □ No	

Additional Notes:



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563 (252)636-4000

MEMORANDUM

TO: Mayor Jeffrey Odham, City of New Bern Board of Aldermen

FROM: Patrick Ezel, Minimum Housing and Nuisance Supervisor

DATE: June 30, 2023

SUBJECT: Consider Adopting an Ordinance for the Demolition of 1503 Queen Anne

Lane.

Staff is seeking approval of an ordinance to demolish the structure located at 1503 Queen Anne Lane.

Staff sent the owner of record an initial minimum housing letter on October 10, 2022, stating that the dwelling located at 1503 Queen Anne Lane had deficiencies violating the City's Minimum Housing Code. Staff has spoken with neighbors to determine contact information for the owner or known heirs. Staff made contact with heirs March 27, 2023, in which heirs stated they "want nothing to do with this property" and stated that "the owner was deceased."

Staff filed a complaint and notice of hearing on April 3, 2023, with a confirmed delivery confirmation. One of the heirs and a potential buyer attended and the other heir responded to the April 26, 2023, hearing.

On April 28, 2023, an Order of the Building Inspector (OBI) was served to the heirs to bring the dwelling back into compliance with the minimum standards established by Chapter 38 of the Code with an expiration date of May 26, 2023. From April 26 through May 10, 2023, multiple conversations with parties-in-interest regarding their repeated attempts to sell the property occurred and no deals came from them. To date, there has been no further contact from the owners; no permits have been applied for; and the structure remains non-compliant.

The demolition estimate from Public Works is \$7,590.00. Utility termination has been completed.

A complete list of chronological events related to the property, as well as pictures are attached. Please contact Patrick Ezel at 639-2943 should you have questions or need additional information.

Prepared by and return to:

Jaimee Bullock Mosley DAVIS HARTMAN WRIGHT LLP 209 Pollock Street New Bern, NC 28560

AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNFIT FOR HUMAN HABITATION LOCATED AT 1503 QUEEN ANNE LANE IN THE CITY OF NEW BERN, NORTH CAROLINA

THAT WHEREAS, the City of New Bern properly served Dianna Bottone and spouse, if any, and Angela Spruill and spouse, if any (collectively "Owners"), and on April 10, 2023, pursuant to Section 38-30 of the Code of Ordinances for the City of New Bern, complaining and alleging that the dwelling owned by Owners located at 1503 Queen Anne Lane in the City of New Bern, North Carolina (Craven County parcel identification number 8-012-034) is unfit for human habitation; and

WHEREAS, the Owner of the certain dwelling located at 1503 Queen Anne Lane in the City of New Bern, North Carolina ("Subject Property") were ordered to remove or demolish the dwelling located on the Subject Property and clear the debris therefrom, or to repair, alter or improve said dwelling to comply with the minimum standards established by Chapter 38 of the Code of the City of New Bern by May 26, 2023; and

WHEREAS, the Owners have been given a reasonable opportunity to comply with the aforementioned Order of the Building Inspector; and

WHEREAS, the Owners have failed to remove or demolish the dwelling and clear the debris therefrom, or to repair, alter or improve said dwelling to comply with the minimum standards established by Chapter 38 of the Code of the City of New Bern, as directed in said Order.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the Building Inspector of the City of New Bern is ordered to remove or demolish the dwelling located on the Subject Property at 1503 Queen Anne Lane in the City of New Bern, North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Section 2. That the Building Inspector of the City of New Bern is ordered to sell the materials of the dwelling that are salvageable and shall credit the proceeds of the sale against the cost of the removal or demolition, and any balance remaining shall be deposited with the Clerk of Superior Court of Craven County, shall be secured in a manner directed by the court, and shall be disbursed by the court to the persons found to be entitled thereto by final order or decree of the court.

Section 3. That this ordinance shall be in full force and effect from and after its adoption.

ADOPTED THIS 11th DAY OF JULY, 2023.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

EXHIBIT A

All that certain lot or parcel of land in Number Eight (8) Township, Craven County, North Carolina, being more particularly described as follows:

Being all of Lot No. 43 as shown and delineated on that certain map entitled "Map of Blocks 8 and 9 of DeGraffenreid Park and DeGraffenreid Park Extension," said map being recorded in Map Book 1, Page 229 in the office of the Register of Deeds of Craven County, reference to said map being hereby made for a more perfect description of said Lot No. 43.

Being the same lot conveyed to Charles F. Tyson, Jr., by deed recorded in Book 689, Page 484, in the office of the Register of Deeds of Craven County, North Carolina.

This conveyance is made subject to those certain restrictive and protective covenants recorded in Book 364, Page 139, in the office of the Register of Deeds of Craven County, North Carolina.

CHRONOLOGICAL ORDER OF EVENTS

1503 Queen Anne Lane

(Parcel ID # 8-012-034)

- 1		-		T	
_	`		N		•

DAIL	EVENIS			
08/25/2022	Notification of possible overdose in damaged residential structure. Photographs taken. Phone call to Julia Bottone. No answer.			
10/10/2022				
10/10/2022	Initial minimum housing letters sent to owner(s), with delivery confirmation.			
08/29/2022- 05/10/2023	Emails with staff to determine contact information of owner.			
11/03/2022	Administrative Search Warrant executed at 1503 Queen Anne Lane, to obtain evidence of minimum housing violations. Photographs taken.			
	Conversation with Michael Hargett, possible tenant, regarding contact information for owners.			
	Conversations with neighbors regarding contact information for owners or parties-in-interest.			
02/13/2023	Title Option obtained from City Attorney's Office.			
03/15/2023	Conversation with Officer Salen regarding contact information for Diane Bottone.			
03/27/2023	Left a voicemail message for Angela Spruill, sister of deceased former owner. Left a voicemail message for Dianna Bottone, sister of deceased former owner. Phone call with Dianna Bottone regarding options to improve the property.			
04/03/2023	Demolition estimate received from Public Works. Estimated cost is \$7590.00.			
04/03/2023	Filed Complaint (Residential Building or Structure) and Notice of Hearing/ Notice of Lis			
	Pendens, hearing date 04/26/2023, with delivery confirmations. File # 23 M 154.			
04/13/2023	Phone calls with Dianna Bottone and Angela Spruill about possible sale to Byron King.			
04/26/2023	Hearing conducted at Development Services. Dianna Bottone and Byron King attended Property classified as dilapidated. Property to remain vacant. Compliance date: 05/26/2023.			
04/26/2023- 05/10/2023	Multiple conversations with parties-in-interest regarding their repeated attempts to sthe property to multiple buyers. No deals came from these conversations.			
04/28/2023	Filed Order of the Building Inspector (OBI), File # 23 M 154.			
05/01/2023	Served OBI by certified and regular mail.			
05/04/2023	Served OBI on Michael Hargett by hand delivery.			
05/26/2023	OBI expires, no permits applied for, no communication from owners, penalties begin to			
03/20/2023	accrue.			
05/30/2023	Memorandum of Demolition Ordinance Request sent to parties with delivery confirmation.			
	Utility Service Termination Request sent, with completions. Review of GIS data sheets, showing ownership status and taxes.			
6/7/2023	No permits have been obtained. No new communication from the owners or potential			
	buyers. Estimated penalties owed to date \$500.00. Asbestos testing and abatement have not been completed as of this date.			

1507 Queen Am Ln 8-25-2022



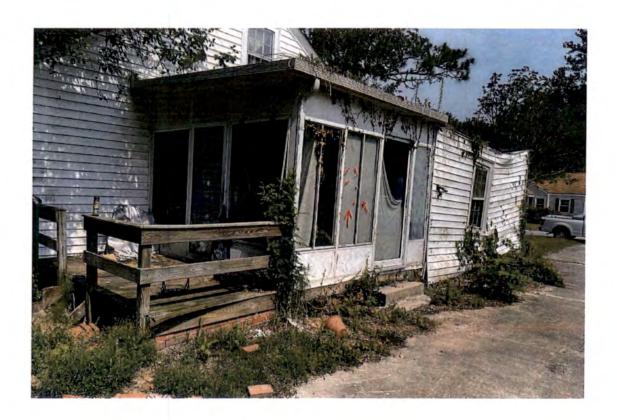






1503 Quen Anne LN 6.7.2003





1503 Queen Anne Ln 6.7- Koz







STATE OF NORTH CAROLINA FILED	BEFORE THE BUILDING INSPECTOR OF THE CITY OF NEW BERN
COUNTY OF CRAVEN	File No. 23M 154
CITY OF NEW BERN, CRAPLE APR -3 A CRAPLE INTO)C	ς: μ0 .S.C.
v. BY 0	COMPLAINT
JULIA C. BOTTONE AND SPOUSE, if any; aka JULIA C. HADDOCK Defendants - Owners	(Residential Building or Structure) (Dwelling Unfit for Human Habitation) AND NOTICE OF HEARING/ NOTICE OF LIS PENDENS
DIANNA BOTTONE AND SPOUSE, if any) ANGELA SPRUILL AND SPOUSE, if any) Parties - of - interest)	
MICHAEL HARGETT AND SPOUSE, if any Party - of - interest / Tenant	
CRAVEN COUNTY AND CITY OF NEW BERN,	
Lienholders	

THE CITY OF NEW BERN ALLEGES AND SAYS THAT:

- In accordance with North Carolina General Statutes Section 160D-1203 and Chapter 38 of the Code of the City of New Bern ("Chapter 38"), the undersigned Building Inspector for the City of New Bern has done a preliminary investigation to determine if the dwelling identified herein has been properly maintained so that the safety and health of its occupants are not jeopardized for failure of the property to meet the minimum standards established by Chapter 38 and to determine if the dwelling identified is unfit for human habitation.
- 2. The preliminary investigation has disclosed that there is a basis for believing that the residential building or structure located at 1503 Queen Anne Lane, New Bern, North Carolina, which bears Craven County parcel identification number 8-012-034, is in violation of the minimum standards established by Chapter 38 and is unfit for human habitation as evidenced by the following:
- a. The roof has not been properly maintained and there are multiple holes in the roof allowing for the entrance of moisture.

- b. The interior of the dwelling has not been properly maintained resulting in damage to the sub-floor, floor joist, walls, ceiling, and holes in the interior walls and floor.
- c. The dwelling does not have the required insulation within the floors, walls, and ceiling.
- d. The electrical system has not been properly maintained resulting in signs of damage to various electrical receptacles and or missing components of interior electrical system to include missing the required Ground Fault Circuit Interrupter (GFCI) outlets and or circuit breakers. The dwelling does not have electrical services.
- The dwelling does not have the ability to produce hot water for any sanitary reasons.
- f. The dwelling does not have a mechanical system capable of maintaining required internal temperature required of a dwelling unit.
- g. The dwelling does not have a bathroom or fixtures and or capabilities to properly remove sanitary and sewage waste from the dwelling unit.
 - h. The dwelling does not have water and sewer services.
 - i. The dwelling does not have smoke detectors.
- j. The yard and exterior property areas contain plant growth which is noxious or detrimental to health.
 - The dwelling is presently occupied.
- The structure is currently located in the AE flood zone with base flood elevation
 (BFE) of 9 foot, the panel number is 3720558000K.
- A hearing will be held on the 26th day of April 2023, at 2:00 p.m. in the office of the City Building Inspector located at 303 First Street, New Bern, North Carolina 28560.
- You have the right to file an answer to this Complaint by writing to the Building Inspector of the City of New Bern, P.O. Box 1129, New Bern, NC 28563-1129.
- You have the right to appear at the above-scheduled hearing, in person or otherwise,
 and give testimony.
- The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the City Building Inspector.

- 8. Following the hearing, the undersigned Building Inspector may issue an order to repair, alter, improve, vacate and close, or remove or demolish the structures and clear the debris therefrom, as appears appropriate. Failure to comply with an Order of the Building Inspector will result in the assessment of the following civil penalties as required by Code Section 38-5 of the Code of Ordinances of the City of New Bern:
- The sum of \$500.00 for failure to comply with said order within thirty-one (31) days of its expiration;
- An additional sum of \$1,000.00 (for a total sum of \$1,500.00) for failure to comply with said order within sixty-one (61) days of its expiration;
- An additional sum of \$1,500.00 (for a total sum of \$3,000.00) for failure to comply with said order within ninety-one (91) days of its expiration;
- An additional sum of \$2,000.00 (for a total sum of \$5,000.00) for failure to comply with said order within one hundred twenty-one (121) days of its expiration; and
- An additional sum of \$2,000.00 (\$5,000.00 plus \$2,000.00 per month) for each additional thirty (30) days, or fraction thereof, for failure to comply with said order after one hundred twenty-one (121) days of its expiration.

This 10th Day of April 2023.

Patrick J. Ezel

Patrick J. Ezel Building Inspector Minimum Housing Officer City of New Bern (252) 639-2943

COMP File 23M 154 4.3.2023

RE: 1503 Queen Anne Lane (Parcel ID# 8-012-034

7022 2410 0002 6195 5260

Certificate of Service

4.2625

I hereby certify that on the this 10th Day of April 2023, I served a copy of the foregoing Complaint (Residential Building Or Structure) and Notice of Hearing/Notice of Lis Pendens upon the following persons by depositing a true and correct copy thereof in an envelope with proper postage affixed thereto for mailing by certified mail, return receipt requested, and also by placing a true and correct copy thereof in another envelope with proper postage affixed thereto for mailing by regular first class mail, and depositing said envelopes in a regular depository for the United States mail at New Bern, North Carolina, addressed as follows:

Res - NTS	Julia C Bottone-N	VJulia C Bottone and Spouse, if any Res-RTS.
Cest - PMS	1503 Queen Anne Ln	1503 Queen Anne Ln CA . RT 5
	New Bern, NC 28562	New Bern, NC 28562 7022 2410 0002 6195 5192
Car dun 1770	Julia C Haddock 1503 Queen Anne Ln New Bern, NC 28562	1503 Queen Anne Ln New Bern, NC 28562 7022 2410 0002 6195 5215
7022 2410	Michael Hargett ~ 1503 Queen Anne Ln HD 4-13-7475 New Bern, NC 28562	Michael Hargett and Spouse, if any 1503 Queen Anne Ln (AD) 4.13-207 New Bern, NC 28562 7022 2410 0002 6195 5284
Res cut dely 2013	Diana Bottone y 3305 Elizabeth Ave New Bern, NC 28562 0002 6195 5222	2022 2410 0002 6195 5239
coct delu 2013 7022 241	Angela Spruill ~ 130 Wildwood Dr New Bern, NC 28562 0 0002 6195 5246	Angela Spruill and Spouse, if any 130 Wildwood Dr New Bern, NC 28562 Act del 4-12-22-> 7022 2410 0002 6195 5253
A. del. 4.15.203	Craven County c/o Arey W. Grady, III	1000 0.00

RE: 1503 Queen Anne Lane (Parcel ID# 8-012-034

I further certify that on this 10th Day of April 2023, I personally delivered a copy of the foregoing Complaint (Residential Building Or Structure) and Notice of Hearing/Notice of Lis Pendens to the following persons at the addresses indicated:

Foster Hughes, City Manager City of New Bern 300 Pollock Street New Bern, NC 28560

Patrick J. Ezel

Patrick J. Ezel Building Inspector Minimum Housing Officer City of New Bern (252) 639-2943

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

CERTIFICATE OF SERVICE

RE: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

I further certify that on the 13TH Day of 2023, I personally delivered a copy of the foregoing Complaint (Residential Building or Structure) (Dwelling Unfit for Human Habitation) and Notice of Hearing/Notice of Lis Pendens to the following persons at the addresses indicated:

Michael Hargett and Spouse, if any 1503 Queen Anne Ln New Bern, NC 28562

Patrick J Ezel

Patrick Ezel Building Inspector Minimum Housing Officer City of New Bern 252-639-2943

FILED

NORTH CAROLINA

COUNTY OF CRAVEN

2023 APR 28 P 12: 19

BEFORE THE BUILDING INSPECTOR OF THE CITY OF NEW BERN

CRAVEN CO., C.S.C.

CITY OF NEW BERN,

Plaintiff

V.

JULIA C. BOTTONE AND SPOUSE, if any; aka JULIA C. HADDOCK

Defendants - Owners

DIANNA BOTTONE AND SPOUSE, if any ANGELA SPRUILL AND SPOUSE, if any

Parties - of - Interest

MICHAEL HARGETT AND SPOUSE, if any Party - of - Interest / Tenant

CRAVEN COUNTY AND CITY OF NEW BERN. Lienholders

File# 23 M 154 ORDER OF THE BUILDING INSPECTOR OF THE CITY OF NEW BERN

THIS MATTER came on to be heard and was heard before the undersigned Building Inspector of the City of New Bern, at a hearing in the office of the Building Inspector of the City of New Bern on the 26th Day of April 2023; and

UPON HEARING evidence and testimony in this matter, the Building Inspector of the City of New Bern found the following facts:

- 1. Patrick J Ezel, Building Inspector appeared on behalf of the City of New Bern. Gregory Holmes, City of New Bern Minimum Housing and Nuisance and Abatement Officer present. Diana Bottone, party of interest was present. Byron King, potential buyer was present.
- The following were properly notified but not present: Julia c. Bottone and spouse, if any; aka 2.

Re: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

Julia c. Haddock; Spouse of Dianna Bottone, if any; Angela Spruill and Spouse if any; Michael Hargett and Spouse, if any; Arey W Grady, III; and Foster Hughes.

- 3. Julia C. Bottone and Spouse, if any; aka Julia C. Haddock, own the real property located at 1503 Queen Anne Lane, New Bern, North Carolina 28560, and further identified by Craven County Tax Identification number 8-012-034. Michael Hargett and Spouse, if any, are parties of interest and are currently occupy the dwelling.
- The dwelling located at 1503 Queen Anne Lane, New Bern, North Carolina does not meet the Minimum housing standard set forth in Chapter 38 of the City of New Bern's Ordinance due to deterioration and defects, increasing the hazard of fire, accidents, or other calamities outlined in the Complaint (Residential Building or Structure)(Dwelling Unfit for Human Habitation) and Notice of Hearing/Notice of Lis Pendens.
 - 5. The dwelling is presently occupied.
- 6. It is the opinion of the Inspections Department of the City of New Bern that the dwelling cannot be repaired, altered, or improved to comply with the minimum standards established by Chapter 38 of the Code of the City of New Bern at a cost more than seventy-five (75%) percent of the value, and, therefore, it is a dilapidated dwelling as defined by Chapter 38 of the Code of the City of New Bern. As a result, thereof, no one shall reside in or occupy said dwelling.
- 7. The aforesaid dwelling must remain vacated, closed, secured and must be repaired, altered, improved or demolished/removed to comply with the minimum standards established by Chapter 38 of the Code of the City of New Bern.
 - 8. The Subject dwelling requires work to be performed by subcontractors to bring it into

Re: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

compliance with the minimum standards established by Chapter 38 of the Code of the City of New Bern. All work such as electrical, plumbing, gas, heating and air conditioning must be performed by persons licensed by the State of North Carolina to perform such work and shall be inspected as required by law. Electrical service will only be provided with a temporary service pole or a generator with city noise restrictions applying.

- 9. After finding the aforementioned facts, the Building Inspector ordered that the Owners shall:
- a. Repair, alter, improve, or remove/demolish said dwelling to comply with the minimum standards, established by Chapter 38 of the Code of the City of New Bern no later than May 26, 2023.
 - b. Ensure all permits are obtained prior to work beginning.
- c. Ensure that all electrical, plumbing, mechanical, and gas work is performed by persons licensed by the State of North Carolina to perform such work, and that all such work is inspected as required by law.
- d. Ensure that lead paint, if any, on the exterior of said dwelling is abated in compliance with the regulations enforced by the Craven County Health Department.
 - e. Property and structure (s) to be brought into compliance with Article XVI of the Appendix A of the Land Use Ordinance of the City of New Bern, which is commonalty, called the Flood Plain Ordinance.
 - f. Shall be assessed a civil penalty as required by the City Code Section 38-5 as follows:
- The sum of \$500.00 for failure to comply with said order within thirty-one (31) days of its expiration:

Re: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

- An additional sum of \$1,000.00 (for a total sum of \$1,500.00) for failure to comply with

said order within sixty-one (61) days of its expiration;

- An additional sum of \$1,500.00 (for a total sum of \$3,000.00) for failure comply with

said order within ninety-one (91) days of its expiration;

- An additional sum of \$2,000.00 (for a total sum of \$5,000.00) for failure to comply with

said order within one hundred twenty-one (121) days of its expiration; and

- An additional sum of \$2,000.00 (\$5,000.00 plus \$2,000.00 per month) for each

additional 30-days or fraction thereof for failure to comply with said order after one hundred twenty-

one (121) days of its expiration.

This 26th Day of April 2023.

Patrick J Ezel

Patrick J Ezel Building Inspector Minimum Housing Officer City of New Bern 252-639-2943

OBI OBI Oilap exp 5.26.200

Certificate of Service

Re: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

I hereby certify that on the 1st Dat od May 2023, I served a copy of the foregoing **Order of the Building Inspector** upon the following persons by depositing a true and correct copy thereof in an envelope with proper postage affixed thereto for mailing by certified mail, return receipt requested, and also by placing a true and correct copy thereof in another envelope with proper postage affixed thereto for mailing by regular first class mail, and depositing said envelopes in a regular depository for the United States mail at New Bern, North Carolina, addressed as follows:

Res cost-ers	Julia C Bottone		
0647 - 1412	1503 Queen Anne Ln		
	New Bern, NC 28562		
7022 2410	0002 6195 5444		
1,es	Julia C Haddock		
Cert-ATS	1503 Queen Anne Ln		
7022 2410	New Bern, NC 28562 1 0002 6195 5468		2
Res	Michael Hargett		P
Res Call	1503 Queen Anne Ln	MD	5.47003
	New Bern, NC 28562		
7022 2410	0002 6195 5482		
Res	Diana Bottone		-
CORS-dw 5.3.7073	3305 Elizabeth Ave		
COLUMN TO THE TOTAL	New Bern, NC 28562		
7022 241	0 0002 6195 5505		_
Res	Angela Spruill		
cox.dlu 5.3.209	130 Wildwood Dr		
CECS-410 2. 2. 1022	New Bern, NC 28562		
7022 2410	0002 6195 5529		
Res	Craven County c/o Arey	y W.	Grady, III
Cat. d v 5.3. 2013	244-A Craven St		
	New Bern, NC 28560		

7022 2410 0002 6195 5543

1503 Que			cert	- ATS	
New Berr	, NC 28	562	101		
7022	2410	2000	6195	5451	
Julia C Ha	addock a	and Spo	use, if a	ny Res	
1503 Que				Cert-	- RTS
New Bern	NC 28	562			
7022	2410	0002	6195	5475	
Michael F	largett a	nd Spou	ise, if ar	ny Reg	HD-5:470
1503 Que				cert	Hr.
New Bern					
	2410		6195	5499	
Diana Bot					
3305 Eliza		-			
New Bern	NC 28:	562	cert.	dlu 5.3.	2023
	2 2410		6195	5512	1
Angela Sp.					
130 Wildw		•	- 1	109	
New Bern,		562	cerd	1/259	17073



Certificate of Service

Re: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

I further certify that on this the 1st Dat od May 2023, I served a copy of the foregoing **Order of the Building Inspector** to the following persons at the addresses indicated:

Foster Hughes, City Manager City of New Bern 300 Pollock Street New Bern, NC 28560

Patrick J Ezel

Patrick J Ezel
Building Inspector
Minimum Housing Officer
City of New Bern
252-639-2943

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

CERTIFICATE OF SERVICE

RE: 1503 Queen Anne Ln (Parcel ID # 8-012-034)

I further certify that on the 4th Day of 2023, I personally delivered a copy of the foregoing Order of the Building Inspector to the following persons at the addresses indicated:

Michael Hargett and Spouse, if any 1503 Queen Anne Ln New Bern, NC 28562

Patrick J Ezel

Patrick Ezel Building Inspector Minimum Housing Officer City of New Bern 252-639-2943

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham Mayor Foster Hughes City Manager Brenda E. Blanco City Clerk Kimberly A. Ostrom

MEMO:

Date: 05/30/2023

TO: Julia C Bottone and spouse if any, Julia C Haddock and spouse if any, Michael Hargett and spouse if any, Diana Bottone and spouse if any, Angela Spruill and spouse if any, Arey W. Grady III, and Foster Hughes

FROM: Patrick J Ezel, Building Inspector, Minimum Housing Officer

RE: 1503 Queen Anne Ln (Parcel ID # 8-012-034) File # 23 M 154 Demolition Ordinance Request

All,

The Order of the Building Inspector for the above property has expired. Per paragraph 9.a, you were ordered to repair, alter, improve, or remove/demolish said dwelling to comply with the minimum standards, established by Chapter 38 of the Code of the City of New Bern no later than May 26, 2023. Because this has not been completed by the ordered date, we are sending the Board of Aldermen a package to consider an ordinance of demolition on this property. This package will be presented to Board of Aldermen on June 27, 2023.

If there are any questions, please contact our office.

Respectfully Submitted,

Patrick J Ezel
Patrick J Ezel
Building Inspector
Minimum Housing Officer
City of New Bern
252-639-2943

CERTIFICATE OF SERVICE

RE: 1503 Queen Anne Ln (Parcel ID # 8-012-034) File # 23 M 154

I hereby certify that on May 31, 2023 I served a copy of the foregoing Memorandum of Demolition Ordinance Request upon the following persons by depositing a true and correct copy thereof in an envelope with proper postage affixed thereto for mailing by certified mail, return receipt requested; and also by placing a true and correct copy thereof in another envelope with proper postage affixed thereto for mailing by regular first class mail, and depositing said envelopes in a regular depository for the United States mail at New Bern, North Carolina, addressed as follows:

leg	Julia C Bottone
Cert	1503 Queen Anne Ln
	New Bern, NC 28562
7022 2410	0002 6195 5833
Reg	Julia C Haddock
The state of the s	1503 Queen Anne Ln
Cell	New Bern, NC 28562
7022 2410	0002 6195 5857
Reg	Michael Hargett
Nes	1503 Queen Anne Ln
Cert	New Bern, NC 28562
7022 2410	0002 6195 5871
Res	Diana Bottone
cost - 16/61.202	3305 Elizabeth Ave
CC. 04.0	New Bern, NC 28562
7022 2410	0002 6195 5895
Res	Angela Spruill
11/100	, 130 Wildwood Dr
cest dole 6.1.20	New Bern, NC 28562
7022 2410	0002 6195 5918
Res Cert-delu 6-1-203	Craven County c/o Arey W. Grady, III 244-A Craven St New Bern, NC 28560
7022 2410	0002 6195 5932

Julia C Bottone and Spouse, if any 1503 Queen Anne Ln New Bern, NC 28562 7022 2410 0002 6195 5840 Julia C Haddock and Spouse, if any Res 1503 Queen Anne Ln New Bern, NC 28562 7022 2410 0002 6195 5864 Michael Hargett and Spouse, if any 1503 Queen Anne Ln New Bern, NC 28562 7022 2410 0002 6195 5888 Diana Bottone and Spouse, if any Res 3305 Elizabeth Ave cert. del. 6.1.203 New Bern, NC 28562 7022 2410 0002 6195 5901 Angela Spruill and Spouse, if any Reg 130 Wildwood Dr certidol. 61 1023 New Bern, NC 28562 7022 2410 0002 6195 5925

1503 Queen Anne Ln (Parcel ID # 8-012-034) File # 23 M 154

I further certify that on this the May 31, 2023, I served a copy of the foregoing **Memorandum of Demolition Ordinance Request** to the following persons at the addresses indicated:

Foster Hughes, City Manager City of New Bern 300 Pollock Street New Bern, NC 28560

Patrick J Ezel

Patrick J Ezel Building Inspector Minimum Housing Officer City of New Bern 252-639-2943

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 5/30/2023 at 4:08:21 PM PARCEL ID: 8-012 -034

This parcel MAY HAVE a Tax Exclusion(s). Call the Craven County Tax Office at 252-636-6604 or 6605 to determine the net taxable valuation of this parcel.

Owner: HADDOCK, JULIA B

Mailing Address: 1503 QUEEN ANNE LN NEW BERN, NC 28560

Address of Property: 1503 QUEEN ANNE LN

Subdivision:

Property Description: 1503 QN ANNE LA; LOT 43 DEGRAFFENREID PARK EXT

Assessed Acreage: 0.256

Deed Book Page: 1288 0837 Deed Recording Date: 7 12 1991

Land Value : \$25,000 Recorded Survey :
Total Improvement(s) \$110,980 Life Estate Deed :

Value : \$110,980 Life Estate Deed :

Total Assessed Value : \$135,980 Estate File Year-E-Folder :

Total Assessed Value: \$135,980 Estate File Year-E-Folder:
Number of Improvements: 2 Tax Exempt: No

City Name : NEW BERN Fire Tax District : Lot Dimension :

Special District : Land Use : RESIDENTIAL - ONE FAMILY UNIT

Recent Sales Information

		toodin baloo ililolililatio		
Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
7/12/1991 1288-0837	HADDOCK, MARVIN C & JULIA B	HADDOCK, JULIA B	STRAIGHT TRANSFER	\$0
11/19/1987 1172-1073	CHALSTROM, GORDON A & PEGGY J	HADDOCK, MARVIN C & JULIA B	SALES WITH IMPROVEMENTS SOLD	\$40,000

Real Buildings and Improvements

Type of Structure	Year Built	Base Area 1st Floor	Value
RES-SINGLE FAMILY	1940	1204	\$108,760
CARPORT-DETACHED-RESIDENTIAL	1980	240	\$2,220

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 5/30/2023 at 4:08:42 PM

PARCEL ID: 8-012 -034

Owner:

HADDOCK, JULIA B

Mailing Address:

1503 QUEEN ANNE LN NEW BERN, NC 28560

Address of Property:

1503 QUEEN ANNE LN

Subdivision:

Property Description:

1503 QN ANNE LA; LOT 43 DEGRAFFENREID PARK EXT

Call the Craven County Tax Collections Office at 252-636-6605 to verify the following info and to determine if TAXES are due prior to 2013.

* Billing Type Blank = First Original Bill, D = Discovery, S and a letter = Supplemental

** Billed may include recycling, interest, other fees, etc.

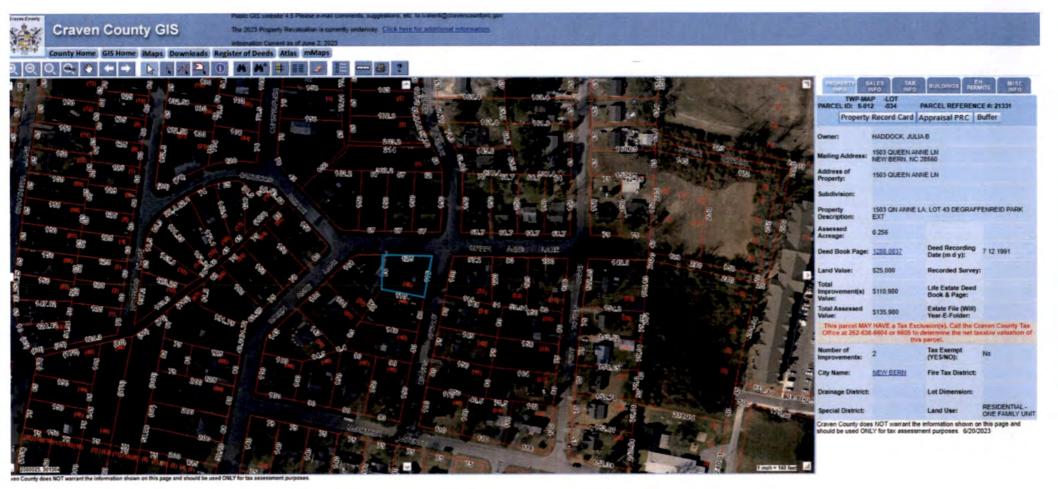
*** The values shown under Personal Value may not include all personal property OWNED by this tax payer.

Tax Year Billing Type*	County Tax Billed**	City Tax Billed**	Real Value	Personal Value***
	Due	Due	Exclusion	Exclusion
2013	\$195.38	\$160.82	\$78,450	\$0
	\$0	\$0	\$39,225	\$0
2014	\$195.38	\$160.82	\$78,450	\$0
	\$0	\$0	\$39,225	\$0
2015	\$195.38	\$160.82	\$78,450	\$0
	\$0	\$0	\$39,225	\$0
2016 Revaluation	\$149.30	\$117.09	\$50,910	\$0
	\$0	\$0	\$25,455	\$0
2017	\$149.30	\$117.09	\$50,910	\$0
	\$0	\$0	\$25,455	\$0
2018	\$149.30	\$117.09	\$50,910	\$0
	\$0	\$0	\$25,455	\$0
2019	\$169.85	\$122.74	\$50,910	\$0
	\$0	\$0	\$25,455	\$0
2020	\$169.85	\$122.74	\$50,910	\$0
	\$0	\$0	\$25,455	\$0
2021	\$172.55	\$122.74	\$50,910	\$0
	\$0	\$0	\$25,455	\$0
2022	\$172.55	\$122.74	\$50,910	\$0
	\$185.47	\$508.91	\$25,455	\$0
Total Real				
Taxes Due 2013 to 2022	\$185.47	\$508.91	TOTAL =	\$694.38

This parcel had Tax Exclusion(s) for 2022.
The 2022 Net Taxable Valuation for this parcel was \$25,455

2022 Tax Rates

County	City	Fire	Special	Total
0.56	0.4822			1.0422



AGENDA ITEM COVER SHEET



Agenda Item Title: Consider Adopting an Ordinance to Establish the Stanley White Recreation Center Project Fund

	Person Submitting Item: Kim Ostrom, Director of Finance
∃Yes⊠No	Date of Public Hearing:
e ordinance e enter Project f	establishes the Stanley White Recreation Fund
Adopt Ordinance	
Memo; Ordinance	
Yes □No	
	nter Project F opt Ordinance

available and certified by the Finance Director? □Yes □ No

Additional Notes:

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: City Manager, Honorable Mayor, and Members of the Board of Aldermen

FROM: Kim Ostrom - Finance Director

DATE: June 28, 2023

RE: Ordinance to Establish Stanley White Recreation Center Project Fund

Background Information

In September of 2018, Hurricane Florence destroyed the existing Stanley White Recreation Center. The City received \$500,000 from the insurance settlement. FEMA has authorized reimbursement of expenses to rebuild the facility up to \$7,506,649.

At the May 9, 2023, Board of Aldermen meeting, the Board approved a bid from T.A. Loving for construction of the Stanley A. White Recreation Center, and the resolution authorizing the execution of the contract for \$13,180,400 was approved at the following meeting on May 23, 2023.

This ordinance will establish the Stanley White Recreation Center Project Fund in the amount of \$13,180,400 utilizing insurance proceeds, FEMA reimbursements, and debt proceeds for the construction of the Stanley A. White Recreation Center.

Requested Action

It is requested that the Board consider adopting the enclosed ordinance to establish the fund at its meeting on July 11, 2023.

"STANLEY WHITE RECREATION CENTER PROJECT FUND"

BE IT ORDAINED by the Governing Board of the City of New Bern, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statues of North Carolina, the following capital project ordinance is hereby adopted:

- Section 1: There is hereby established a Fund to be known as the "Stanley White Recreation Center Project Fund".
- Section 2: The project authorized is for the construction of the Stanley A. White Recreation Center. The project will be financed by insurance reimbursements, FEMA reimbursements, and debt proceeds in the amount of \$13,180,400.
- Section 3: The Finance Officer is hereby directed to maintain within the Fund sufficient specific detailed accounting records to provide the accounting to the agency as required by State and Federal regulations.
- Section 4: Copies of the ordinance shall be provided to the Budget Officer and the Finance Officer for use in the performance of their duties.

ADOPTED THIS 11TH DAY OF JULY 2023.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

AGENDA ITEM COVER SHEET



Agenda Item Title:

Date of Meeting: 7/11/2023

Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse for the Stanley White Recreation Center Project Fund

Ward # if applicable: N/A

Department: Finance		Person Submitting Item: Kim Ostrom, Director of Finance	
Call for Public Hearing: □Yes⊠No		Date of Public Hearing:	
Explanation of Item:		oting a Resolution Approving a Declaration imburse for the Stanley White Recreation t Fund	
Actions Needed by Board:	Adopt resolution		
Backup Attached:	Memo, Resolution, Declaration		
Is item time sensitive?	⊠Yes □No		
Cost of Aganda Itami			
Cost of Agenda Item: If this requires an expe and certified by the Fin		been budgeted and are funds available ☐Yes ☐ No	

Additional Notes:

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: City Manager, Honorable Mayor, and Members of the Board of Aldermen

FROM: Kim Ostrom - Director of Finance

DATE: June 28, 2023

RE: Declaration of Intent to Reimburse for Stanley White Recreation Center

Project Fund

Background

The previous agenda item established the Stanley White Recreation Center Project Fund and budget in the amount of \$13,180,400 as follows:

Proceeds from insurance	\$ 500,000
FEMA reimbursements	7,506,649
Debt proceeds	5,173,751

In order to move forward with formal financing, the Board is required to adopt a resolution approving a declaration of intent to reimburse. The maximum principal amount of debt to be issued is \$10,000,000 to ensure adequate cash flow during the project while awaiting FEMA reimbursements.

Requested Action

It is requested that the Board consider adopting the attached Resolution and Declaration of Official Intent to Reimburse at its meeting on July 11, 2023.

RESOLUTION

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the document entitled "Declaration of Official Intent to Reimburse", a copy of which is attached hereto and incorporated herein by reference, be and the same is hereby approved, and the Mayor is hereby authorized and directed to execute said Declaration for and on behalf of the City of New Bern.

ADOPTED THIS 11TH DAY OF JULY 2023.

	JEFFREY T. ODHAM, MAYOR
BRENDA E. BLANCO, CITY CLERK	-

DECLARATION OF OFFICIAL INTENT TO REIMBURSE

THIS DECLARATION ("Declaration") is made pursuant to the requirements of United States Treasury Regulations § 1.103-18 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations section.

THE UNDERSIGNED, JEFFREY T. ODHAM, Mayor of the City of New Bern, North Carolina, is authorized to declare the official intent of the City of New Bern ("Issuer") with respect to the matters contained herein.

- FUNDS TO BE EXPENDED. The Issuer intends to incur expenditures ("Expenditures") from its Stanley White Recreation Center Project Fund. The cost to complete this project is \$13,180,400.
- PLAN OF FINANCE. The Issuer intends to finance the cost of the Program described above with the proceeds of debt to be issued by the Issuer ("Obligations").
- MAXIMUM PRINCIPAL AMOUNT OF DEBT TO BE ISSUED. The maximum principal of Obligations to be issued by the Issuer to finance the Program is Ten Million Dollars (\$10,000,000).
- 4. DECLARATION OF OFFICIAL INTENT TO REIMBURSE. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Obligations for any of the eligible Expenditures incurred by it prior to the issuance of the Obligations.

THIS 11TH DAY OF JULY 2023.

THE CITY OF NEW BERN

By		
	JEFFREY T. ODHAM, MAYOR	

AGENDA ITEM COVER SHEET

Ward # if applicable: N/A



Date of Meeting: 7/11/2023

Agenda Item Title:
Consider adopting a Resolution Approving a Declaration of Intent to Reimburse for Capital Equipment & Improvements

Department: Finance Call for Public Hearing: □Yes⊠No		Person Submitting Item: Kim Ostrom, Director of Finance	
		Date of Public Hearing:	
Explanation of Item:	Consider adopting a Resolution Approving a Declaration of Intent to Reimburse for Capital Equipment & Improvements		
Actions Needed by Board:	Adopt resolution		
Backup Attached:	Memo, Resolution, Declaration		
Is item time sensitive?	⊠Yes □No		
Cost of Agenda Item:			
If this requires an expe and certified by the Fir		been budgeted and are funds available ' □Yes □ No	

Additional Notes:

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: City Manager, Honorable Mayor and Members of the Board of Aldermen

FROM: Kim Ostrom - Finance Director

DATE: June 29, 2023

RE: Declaration of Intent to Reimburse for Capital Equipment

Background

In the FY2024 budget, the Board appropriated \$3,031,020 to the General Fund and \$275,000 to the Solid Waste Fund for capital equipment financing. It is recommended that the City also finance the capital equipment budgeted in FY2024 in the Water, Sewer and Electric Funds and capital equipment budgeted but not received in FY2023. The total capital equipment to be financed is \$4,817,506.

Requested Action

It is recommended that the Board consider adopting the Resolution and Declaration of Official Intent to Reimburse at the July 11, 2023 meeting.

RESOLUTION

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the document entitled "Declaration of Official Intent to Reimburse", a copy of which is attached hereto and incorporated herein by reference, be and the same is hereby approved, and the Mayor is hereby authorized and directed to execute said Declaration for and on behalf of the City of New Bern.

ADOPTED THIS 11TH DAY OF JULY, 2023.

	JEFFREY T. ODHAM, MAYOR
BRENDA E. BLANCO, CITY CLERK	-

DECLARATION OF OFFICIAL INTENT TO REIMBURSE

THIS DECLARATION ("Declaration") is made pursuant to the requirements of United States Treasury Regulations §1.103-18 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations section.

THE UNDERSIGNED, JEFFREY T. ODHAM, Mayor of the City of New Bern, North Carolina, is authorized to declare the official intent of the City of New Bern ("Issuer") with respect to the matters contained herein.

1. EXPENDITURES TO BE INCURRED. The Issuer anticipates incurring expenditures ("Expenditures") for fiscal year 2023-24 to purchase capital equipment for its general governmental and enterprise operations ("Program"). The Program includes the following:

Virtual system hosting infrastructure
Police vehicles & equipment
Fire engine pumper
Fire engine refurbishments & fire/rescue boat motors
Skid steer attachments (box grader, landscaping claw grapple)
Replacement vehicles
Garage equipment (lift upgrade, tire balancing machine)
Traffic signal control boxes
Street equipment (street sweeper, asphalt roller)
Compact excavator with attachments
Self-contained leaf collector

Trailers (gooseneck equipment trailer, chip trailer)
Backhoe replacement

- 2. PLAN OF FINANCE. The Issuer intends to finance the cost of the Program described above with the proceeds of debt to be issued by the Issuer ("Obligations").
- 3. MAXIMUM PRINCIPAL AMOUNT OF DEBT TO BE ISSUED. The maximum principal of Obligations to be issued by the Issuer to finance the Program is \$4,817,506.
- 4. DECLARATION OF OFFICIAL INTENT TO REIMBURSE. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Obligations for any of the eligible Expenditures incurred by it prior to the issuance of the Obligations.

THIS 11th DAY OF JULY, 2023.

THE CITY OF NEW BERN

Bv:	
-3.	JEFFREY T. ODHAM, MAYOR

AGENDA ITEM COVER SHEET



Agenda Item Title:

Date of Meeting: 7/11/2023

Consider Adopting a Resolution Approving a Declaration of Intent to Reimburse for the Northwest Interceptor Rehabilitation Phase II Project Fund

Ward # if applicable: N/A

Department: Finance Call for Public Hearing: □Yes⊠No		Person Submitting Item: Kim Ostrom, Director of Finance	
		Date of Public Hearing:	
Explanation of Item:	of Intent to Re	oting a Resolution Approving a Declaration eimburse for the Northwest Interceptor Phase II Project Fund	
Actions Needed by Board:	Adopt resolution		
Backup Attached:	Memo, Resolution, Declaration		
Is item time sensitive?	⊠Yes □No		
Cost of Agenda Item:			
If this requires an expe		been budgeted and are funds available □ Yes □ No	

Additional Notes:

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: City Manager, Honorable Mayor, and Members of the Board of Aldermen

FROM: Kim Ostrom - Director of Finance

DATE: June 29, 2023

RE: Northwest Interceptor Rehabilitation Phase II Project Intent to Reimburse

Background

The Ordinance to Establish the Northwest Interceptor Rehabilitation Phase II Project Fund was adopted by the Board at the April 26, 2022 meeting with initial funding of \$230,000 from an ARPA grant through the North Carolina Department of Environmental Quality. At the June 12, 2023 Board of Aldermen meeting, the project contract was tentatively awarded to Insituform Technologies with a bid of \$1,244,166.60. Due to the utilization of State funding for the project, the contract award is contingent upon the approval of the North Carolina Department of Environmental Quality.

In order to move forward with formal financing for the project, the Board is required to adopt a resolution approving a declaration of intent to reimburse.

Requested Action

It is requested that the Board consider adopting the attached Resolution and Declaration of Official Intent to Reimburse at its meeting on July 11, 2023.

RESOLUTION

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the document entitled "Declaration of Official Intent to Reimburse", a copy of which is attached hereto and incorporated herein by reference, be and the same is hereby approved, and the Mayor is hereby authorized and directed to execute said Declaration for and on behalf of the City of New Bern.

ADOPTED THIS 11TH DAY OF JULY 2023.

	JEFFREY T. ODHAM, MAYOR
BRENDA E. BLANCO, CITY CLERK	-

DECLARATION OF OFFICIAL INTENT TO REIMBURSE

THIS DECLARATION ("Declaration") is made pursuant to the requirements of United States Treasury Regulations §1.103-18 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations section.

THE UNDERSIGNED, JEFFREY T. ODHAM, Mayor of the City of New Bern, North Carolina, is authorized to declare the official intent of the City of New Bern ("Issuer") with respect to the matters contained herein.

 EXPENDITURES TO BE INCURRED. The Issuer anticipates incurring expenditures ("Expenditures") from its Northwest Interceptor Rehabilitation Phase II Project Fund ("Program"). The Program includes the following:

Sewer Improvements \$1,014,167

- PLAN OF FINANCE. The Issuer intends to finance the cost of the Program described above with the proceeds of debt to be issued by the Issuer ("Obligations").
- 3. MAXIMUM PRINCIPAL AMOUNT OF DEBT TO BE ISSUED. The maximum principal of Obligations to be issued by the Issuer to finance the Programs is \$1,014,167.
- 4. DECLARATION OF OFFICIAL INTENT TO REIMBURSE. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Obligations for any of the eligible Expenditures incurred by it prior to the issuance of the Obligations.

THIS 11th DAY OF JULY 2023.

THE CITY OF NEW BERN

By:		
	JEFFREY T. ODHAM, MAYOR	

AGENDA ITEM COVER SHEET



Agenda Item Title: Consider adopting an amendment to the FY 2023-24 annual adopted budget

Date of Meeting: 7/11/2023 Department: Finance Call for Public Hearing: □Yes⊠No		Ward # if applicable:		
		Person Submitting Item: Kim Ostrom, Director of Finance Date of Public Hearing:		
Actions Needed by Board:	Adopt Ordinance Amendment			
Backup Attached:	Memo; Ordinance Amendment			
ls item time sensitive	? ⊠Yes □No			
O1 -6 1				
	enditure, has	it been budgeted and are funds ce Director? □Yes □ No		

Additional Notes:

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: City Manager, Honorable Mayor and Members of the Board of Aldermen

FROM: Kim Ostrom - Director of Finance

DATE: June 28, 2023

RE: Amendment to the FY 2023-24 Operating Budget

Background

Certain street resurfacing and sidewalk and curb improvement projects budgeted in fiscal year 2023 were not completed, and the unencumbered funds of \$360,000 for street resurfacing and \$220,000 for sidewalk and curb improvements were returned to the General Fund's fund balance. The projects are ready to begin in July 2023. The General Fund is amended to appropriate from fund balance \$360,000 for street resurfacing and \$220,000 for sidewalk and curb improvements for these projects.

The General Fund is also amended to appropriate from fund balance \$62,000 for anticipated increased costs in Fire Department overtime including benefits and \$189,000 for an increase in property and equipment insurance costs.

Requested Action

It is requested that the Board considers adopting the enclosed budget amendment at its meeting on July 11, 2023.

CITY OF NEW BERN, NORTH CAROLINA REQUESTED AMENDMENT TO Fiscal Year 2023-2024

FROM: Kim	Ostrom, Director of Finance	Meeting Date:		July 11, 2023
EXPLANATION	ON:			
were not con sidewalk and ready to begi for street res General Fun- costs in Fire	t resurfacing and sidewalk an inpleted, and the unencumbered curb improvements were returned in July 2023. The General Furfacing and \$220,000 for side is also amended to appropriate Department overtime including surance costs.	ed funds of \$360,000 for strurned to the General Fund's Fund is amended to appropriewalk and curb improvementate from fund balance \$62,	eet resur fund bal riate from nts for the 000 for a	facing and \$220,000 for lance. The projects are fund balance \$360,000 lese projects. The nticipated increased
	INED BY THE BOARD OF AL 023-2024 ANNUAL BUDGET			
	Sec	ction 1 - Appropriations		
the second secon	GENERAL FUND			
	Fire		\$	62,000
,	Public Works		\$	769,000 831,000
	Sectio	n 2 - Estimated Revenues		
	GENERAL FUND		18	
Increase: F	Fund Balance Appropriated		\$	831,000
NATURE OF	TRANSACTION:			
	ADDITIONAL REVENUE AVA TRANSFER WITHIN ACCOU	NTS OF SAME FUND	TION	
X(OTHER: FUND BALANCE A	APPROPRIATED		
		APPROVED BY THE BOAI ENTERED ON MINUTES D AGENDA ITEM NUMBER _		

BRENDA E. BLANCO, CITY CLERK

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



(252) 636-4000

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO:

Alderman Hazel Royal

FROM:

Brenda Blanco, City Clerk

DATE:

June 08, 2023

SUBJECT:

Appointment to Board of Adjustment

Peter Dillon has resigned from the Board of Adjustment as he is moving out of state. A new appointment is needed to fill the remainder of his term, which expires on June 30, 2025.

/beb

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



(252) 636-4000

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO:

Mayor and Board of Aldermen

FROM:

Brenda Blanco, City Clerk

DATE:

June 16, 2023

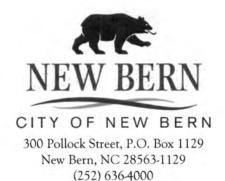
SUBJECT:

Appointments to Board of Adjustment

Mike Duffy and Kathleen Marty's terms on the Board of Adjustment will expire June 30, 2023. Both serve as alternates on this board, and both are eligible for reappointment to a three-year term. Appointments/reappointments to these seats can be made by the Mayor or any Alderman.

/beb

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO:

Alderman Hazel Royal

FROM:

Brenda Blanco, City Clerk

DATE:

June 16, 2023

SUBJECT:

Appointment to Historic Preservation Commission

Dr. Ruth Cox's term on the Historic Preservation Commission will expire June 30, 2023. She is ineligible for reappointment. You are asked to make a new appointment to fill Seat 2 for a three-year term that will expire on June 30, 2026.

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



(252) 636-4000

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO:

Alderman Johnnie Ray Kinsey

FROM:

Brenda Blanco, City Clerk

DATE:

June 16, 2023

SUBJECT:

Appointment to Planning and Zoning Board

Raymond Layton's term on the Planning and Zoning Board will expire June 30, 2023. He is ineligible for reappointment. You are asked to make a new appointment to fill Seat 4 for a three-year term that will expire on June 30, 2026.

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



(252) 636-4000

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO:

Alderman Robert Brinson

FROM:

Brenda Blanco, City Clerk

DATE:

June 16, 2023

SUBJECT:

Appointment to Planning and Zoning Board

Pat Dougherty's term on the Planning and Zoning Board will expire June 30, 2023. He is ineligible for reappointment. You are asked to make a new appointment to fill Seat 6 for a three-year term that will expire on June 30, 2026.

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



(252) 636-4000

Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Jeffrey T. Odham

Memorandum

TO: Mayor and Board of Aldermen

FROM: Brenda Blanco, City Clerk

DATE: June 16, 2023

SUBJECT: Appointments to Police Civil Service Board

Isaiah Daniels, Karen May, and Lesley Hunter's terms on the Police Civil Service Board will expire June 30, 2023. Appointees are ineligible to serve a consecutive term, so you are asked to make new appointments for these seats.

Any person, other than a member of the Board of Aldermen, an elective officer, a member or employee of the Police Department, a person who has served as a volunteer in the Police Department within the previous 36 months, or an employee of the City, shall be eligible to serve on this Board. It is very helpful if appointees have experience in Human Resources, employee supervision, or employment matters.

Additionally, when considering an appointee please bear in mind this Board does not have regularly-scheduled meetings. Meetings are on an as-needed basis and are almost always during normal working hours of 8 a.m. to 5 p.m. For this reason, it is prudent for an appointee to have a flexible schedule that would permit meeting during daytime hours and on relatively short notice.

UPDATE 06/30/23

Appointments were made at the June 27, 2023 meeting to fill Isaiah Daniels and Karen May's seats. The only seat left to fill is that of Lesley Hunter.

Rick Prill Hazel B. Royal Robert V. Aster Johnnie Ray Kinsey Barbara J. Best Robert Brinson, Jr.



300 Pollock Street, P.O. Box 1129 New Bern, NC 28563-1129 (252) 636-4000 Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO:

Mayor and Board of Aldermen

FROM:

Brenda Blanco, City Clerk

DATE:

June 16, 2023

SUBJECT:

Appointments to the Redevelopment Commission

Tharesa Lee has resigned from the Redevelopment Commission effective July 5, 2023. Her term is scheduled to expire August 14, 2023, so it is desirous for the Board to wait until August to fill the seat. Additionally, Tabari Wallace's term will expire on August 14, 2023. He is eligible for reappointment, if that is your desire. Both seats are for a five-year term.