

Commission Members

Sarah Proctor
Beth Walker
Sharon C. Bryant
Leander Morgan
Steve Strickland
Julius Parham
Tabari Wallace



Redevelopment Commission of
The City of New Bern
303 First Street, P.O. Box 1129
New Bern, NC 28563-1129
(252) 639-7585

Chair

Tharesa Lee

Vice-Chair

Kip Peregoy

Executive Director

Catrechia McCoy Bowman

Ex-Officio Members

Rick Prill
Barbara Best
Hazel Royal

**REDEVELOPMENT COMMISSION BOARD MEETING AGENDA
WEDNESDAY, FEBRUARY 8, 2023, 6:00 P.M.
DEVELOPMENT SERVICES CONFERENCE ROOM
303 FIRST STREET NEW BERN, NC 28562**

1. Approve the agenda.
2. Review the Commission's guiding principles.
3. Receive public comments.
4. Approve minutes from the December 14, 2022, November 9, 2022, and January 11, 2023, meetings.
5. Receive a report from the Strategic Planning Session conducted on February 4, 2023.
6. Discuss the process for nominating and electing a Chair and Vice-Chair.
7. Consider adopting the Surplus List.
8. Consider adopting a resolution approving the sale of property located at 837 Cedar Street.
9. Consider approval of the ARPA funds that originally allocated by the Board of Alderman from Ward 1, Ward 2, and Ward 5 to the McCotter House be reallocated to the Health and Wellness Center.
10. Consider adopting a resolution to approve the execution of a contract with Ed Munford, Owner of The Third Property and Estate Investment Group to remodel the home located at 911 Eubanks Street.
11. Receive a report from the Executive Director.
12. Receive reports from the Housing, Neighborhood and Health/Wellness working groups.
13. Discuss new business.
14. Conduct a closed session; and
15. Adjourn.

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

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GUIDING PRINCIPLES

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

#4 APPROVE MINUTES FROM THE DECEMBER 14, 2022, NOVEMBER 9, 2022, AND JANUARY 11, 2023, MEETINGS.

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

November 9, 2022, Minutes

City of New Bern
Redevelopment Commission Meeting
November 9, 2022
303 First Street- Development Services

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Tabari Wallace, Julius Parham, Leander Morgan, Beth Walker

Ex-Officio Members Present: Alderman Rick Prill

Members Excused (E)/Absent (A): Stephanie Lovick (E), Steve Strickland (E), Julian Tripp (A)

Staff Present: Catrecia Bowman, Executive Director of Redevelopment Commission; Alice Wilson, GIS Manager

1. Welcome and Call to Order

Chair Lee called this meeting to order at 6:00 PM and began with a reading of the Commission's guiding principles.

2. Public Comment

No public comments were received.

3. Approval of Minutes

Minutes from the October 12, 2022, meeting was presented for review and approval. Co-Chair Kip Peregoy stated that changes needed to be made regarding the attendance of Co-Chair Kip Peregoy, Commissioner Tabari Wallace, and Commissioner Beth Walker.

A motion to approve the minutes with the noted corrections was made by Co-Chair Peregoy and seconded by Commissioner Walker.

The motion unanimously carried (6-0).

4. Presentation by Peter Frey request to purchase 203 and 207 Jones Street

Peter Frey of Brewery 99 and George Desoto of Keller Williams stood to give a presentation to the Commission to request to purchase 203 and 207 Jones Street. Mr. Frey told the Commission

about his background and time spent in the neighborhood and stated that he is interested in purchasing the properties to build a 1500 square foot home.

Co-Chair Peregoy stated that the properties had been purchased by the Commission to create rental housing in that area, and the Commission currently has a significant amount of money invested in the properties of interest. Co-Chair Peregoy stated that if the properties were sold, the Commission would want to recoup on the investment.

Commissioner Leander Morgan expressed his support of Mr. Frey's plans. Mr. Desoto of Keller Williams stated that he believes Mr. Frey's purchase would spark more community interest in the area and more people would be willing to buy homes in that community.

Attorney Jaimee Bullock-Mosley explained the Commission's procedures for the conveyance of property. Attorney Bullock-Mosley stated that the housing group will meet to discuss Mr. Frey's presentation and will give a recommendation to the Commission.

5. Adopt a Resolution: Health and Wellness Center Demolition and Concept Plan

Co-Chair Peregoy stated that the site plan for the Health and Wellness Center presented has been developed by Atlas Engineering and includes the demolition of the McCotter House at 908 Bloomfield Street. Chair Lee stated that quotes have been received for the demolition of 908 Bloomfield Street.

Commissioner Tabari Wallace stated that he has received calls from residents asking if the McCotter House could possibly be moved instead of demolished. Commissioner Morgan expressed his concern of demolishing the building instead of moving the home and possibly making it an asset available for someone in the community. Commissioner Walker explained that the cost of \$400,000 for the renovation of the home never changed and may not be feasible for someone in the community to take on.

Co-Chair Peregoy stated that the Commission recently moved the house at 911 Eubanks Street and the house at 908 Bloomfield Street would likely be difficult to move and cost a great amount of money. Commissioner Morgan stated that if it is not feasible to move the house, it would be best to demolish the home and immediately begin the work on establishing the health center for the community.

Co-Chair Peregoy made a motion to adopt the concept plan for the Health and Wellness center. This motion was seconded by Commissioner Parham.

The motion unanimously carried (6-0).

Commissioner Walker made a motion to adopt the demolition plan with demolition and asbestos testing to be completed by the City of New Bern's Public Works department. The motion was seconded by Commissioner Parham.

The motion unanimously carried. (6-0).

6. Adopt a Resolution Authorizing the Conveyance of 720 Fowlers Ln, 700 Fowlers Ln, 1023 Murray St, 1021 Murray St, 1019 Murray St, 1017 Murray St, 1015 Murray St, 1013 Murray St, 1011 Murray St, 1009 Murray St to the City of New Bern for Completion of the Duffyfield Stormwater Enhancement Project.

Co-Chair Peregoy stated that a request has been received by the City of New Bern for the Commission to transfer ownership of a group of lots along Murray Street for Phase II of the Duffyfield Stormwater Project. Commissioner Leander Morgan told the Commission that he wanted to make sure everyone understood that the requested lots are in a swamp area.

Commissioner Parham made a motion to adopt the resolution for the conveyance authorizing the conveyance of 720 Fowlers Ln, 700 Fowlers Ln, 1023 Murray St, 1021 Murray St, 1019 Murray St, 1017 Murray St, 1015 Murray St, 1013 Murray St, 1011 Murray St, and 1009 Murray St to the City of New Bern.

Co-Chair Peregoy seconded the motion and the motion carried unanimously (6-0).

7. Discussion of housing opportunities in the New Bern Redevelopment Commission boundaries

Co-Chair Peregoy stated that the primary focus of the upcoming Strategic Planning session will need to include discussion on funding for housing opportunities. Chair Lee stated that single family housing was what the community expressed as a major need. Chair Lee stated that the size of homes will also be discussed at the upcoming session.

No questions were presented by commissioners.

8. Report from the Executive Director

Mrs. Catrecia Bowman, executive director of the Redevelopment Commission, provided the Commission a 30-day report. Mrs. Bowman stated that she has been attending different meetings regarding grant opportunities and potential partnerships. Mrs. Bowman also stated that she has had meetings with Habitat for Humanity, Duffyfield Phoenix Group, and other action groups in the community.

Mrs. Bowman presented the 2023 Commission Calendar.

A motion to adopt the calendar was made by Co-Chair Peregoy and seconded by Commissioner Parham. The motion carried unanimously (6-0).

9. Working Group Reports

Health and Wellness: Commissioner Wallace expressed that the Health and Wellness group is continuing their discussions with the Craven County Health Department and other partners for the development of programming at the Health and Wellness Center. Commissioner Wallace stated that a change of leadership is taking place within MERCI Clinic. Chair Lee asked Commissioner Wallace if a conversation is currently being held with Carolina East Medical Center and Commissioner Wallace stated that discussions are only being held with Craven County Health Department and other mentioned partners at this time.

Neighborhood: Commissioner Morgan stated that Ms. Anne Shout of the Duffyfield Phoenix Group has scheduled a community cleanup for December 2nd and 3rd. Commissioner Morgan expressed the desire to partner with this group.

Co-Chair Peregoy made a motion for the Commission to partner on the scheduled neighborhood cleanup and to fund the insurance requirement, not to exceed \$400. This motion was seconded by Commissioner Parham and unanimously carried (6-0).

Housing: Commissioner Walker stated that the house at 911 Eubanks Street is currently ready for rehab and the contractor is willing to negotiate with the Commission. Commissioner Walker stated that the housing group will meet with the contractor next week.

10. Adjournment

Commissioner Parham made a motion to call for a special meeting to discuss strategic planning to be held on November 30, 2022, at 4pm at Development Services. This motion was seconded by Co-Chair Peregoy and unanimously carried (6-0).

A motion to adjourn was made by Commissioner Parham and seconded by Commissioner Walker. The motion unanimously carried (6-0).

This meeting adjourned at 7:24pm.

Date approved: _____

Tharesa Lee, Chairman

Attest: _____
D'Aja Fulmore, Recording Secretary

December 14, 2022, Minutes

City Of New Bern
Redevelopment Commission Meeting
December 14, 2022
303 First Street- Development Services

1. Welcome & Call to Order, Roll Call, Guiding Principles

Meeting called to order by Chair Lee at 6:05 PM and began with a reading of the Commission's guiding principles.

Kip Peregoy, Vice Chair took the roll call at 6:05 PM

The following persons were **present**: Tharesa Lee, Stephanie Lovick, Kip Peregoy, Beth Walker, Leander "Robbie" Morgan Jr., Steve Strickland, and Tabari Wallace

The following persons were **absent or excused**: Julian "Jay" Tripp – absent, Julius Parham - excused

Vice-Chair confirmed quorum.

The following Ex Officio members were **present**: Alderman Hazel Royal and Alderman Rick Prill

The following staff were **present**: Catrecia McCoy Bowman, Executive Director, Marvin Williams, Assistant City Manager, and D'Aja Filmore, CDBG Coordinator

2. Public Comment

There was a call for public comments by Chair Lee – no public comments received.

3. Approval Of Minutes

There was a call to order by the Chair Lee meeting minutes of the previous meeting on November 9th, 2022, the minutes were approved with correction noted by Vice Chair, Kip Peregoy. Motion made to address the following - correction on the minutes Avolis not Atlas.

Regular Board Meeting

A motion to approve the minutes with the noted correction was made by Vice-Chair Peregoy and seconded by Commissioner Leander Morgan. The motion unanimously carried (7-0).

Strategic Planning Session (no quorum)

A motion to approve the minutes of the November 30, 2022, planning session was made by Co-Chair Peregoy and seconded by Commissioner Beth Walker. The motion unanimously carried (7-0).

4. Discussion of RDC'S Plan For 203 And 207 Jones Street

Commissioner Walker explained that these properties were acquired for the development of quality housing stock. Commissioner Walker stated that the housing work group met and recommends that Mr. Frey's offer to purchase be rejected by the Commission due to the Commission's current investment in

the properties. Commissioner Walker stated that the housing work group would be willing to help Mr. Frey find another property in the area.

Commissioner Morgan told the Commission that it would show good faith to honor Mr. Frey's request as, he is already vested in the community. Commissioner Morgan asked the housing work group if there is a current plan in place for the Jones Street properties.

Commissioner Strickland expressed that the future use of the properties is being finalized through a partnership.

Alderman Royal inquired about the housing work group's process of making their decision and bringing it to the Commission. Chair Lee explained how the housing work group was developed and Commissioner Walker explained that the group continuously reports updates and progress to the Commission.

Attorney Mosley provided the following legal options; choose to initiate the upset bid process, or reject the existing offer to purchase.

Commissioner Walker explained the recommendation by the Housing Work Group that the two parcels located at 203 and 207 Jones Street should not be sold. It was deemed that the presentation did not support the "highest and most efficient use of the parcel." Commissioner Walker announced that the housing work group has been reviewing the land use plan and the recommendation to replace the two existing lots with three individual single-family homes.

Commissioner Strickland comments and the Housing Work Group decision to enter partnership for highest and best use. So, the housing workgroup recommended that the Redevelopment Commission reject the existing offer to purchase. We do not believe that it will provide the highest and best use of the land being that it would be a single home residence versus the three homes that we are planning to put there.

Commissioner Morgan stated his concerns about the demolition and voices his concerns about the potential change in use of the Jones property.

Commissioner Morgan has continued to support Mr. Frey in his business investment to provide commercial and residential investment within the redevelopment boundaries. According to Commissioner Morgan's final comment, it is evident that the development is moving forward based on what he has seen in the past from Mr. Frey.

Commissioner Peregoy explained how the housing work group began to move forward. The first step was to prepare site plans for all the properties we have acquired, including this one. An area larger than a single block. Currently, the housing work group is assessing site plans for all our accumulated properties. This financial backing, all this should be finalized in January.

Commissioner Walker discusses the expiration of funding and the timeliness of the process.

Commissioner Morgan stated that this situation could have been a win-win situation for both the commercial and residential sectors.

Chair Lee thanked everyone for their comments and reaffirmed the Housing Work Group's decision to reject the offer to purchase.

Peter Frey's representative, George Tosato speaks on his behalf regarding his dismay with the Housing Work Group's recommendations.

Alderman Royal expressed her concerns by mentioning a "partnership" and stating that the Commission is a part of the partnership. My impression is that there's a lot of vagueness here. To gain an understanding of how a project was underway four months ago and still couldn't be presented to the Commission, she expressed that her goal was to gain an understanding of the process.

Commissioner Walker stated that the Housing Work Group has done a lot, the monthly meetings are not a secret and work group reports are given every month.

Alderman Prill expressed regarding the proposal for rental housing instead of homeownership. As a result, the Redevelopment Commission will become a housing management agency. Therefore, expressing his concerns that the Redevelopment Commission doesn't have the capabilities to become a housing management agency.

Chair Lee explained that she understands the concerns and expectations surrounding the Redevelopment rentals, affordable workforce housing, and other types of affordable housing in that community. This community seeks to combine both rental and homeownership. Moreover, they should indicate that they have reviewed the data.

Mr. George Tosanto's response to Mr. Frey's recommendation, expressed concerns and request for a revote. - Based on our conversations with the Commission, there are no plans for those two properties. Requested to hear the votes again and asked if they could be reconsidered. Explain the understanding of setting restrictions and the ability to follow regulations. Expressing to the board consider this a viable option that will show some good faith the community and have somebody who's a homeowner that's willing to still.

Mr. Kurtis Stewart discusses his attempt in the past to acquire the Jones Street property from the City/County.

Attorney Mosley explains that you have two options. There are two ways you can proceed with the offer to purchase: accept the bid or initiate the upset bid process. Also, stating the legal ramifications in the selling the property to Mr. Frey. The statute forbids it. That's not allowed. As a result, the highest bidder will be allowed to bid. This is option one. The second option is to adopt the recommendation of the Housing Work Group. To clarify the procedural history, this property was purchased last year as part of the financial investment you've already made. The house was short sold by a private individual. This is because, as indicated, the two lots will be transferred to the Commission for free increase. There is some financial investment on your part.

Vice-Chair Peregoy made a motion to reject Mr. Frey's offer, per the recommendation of the housing work group. This motion was seconded by Commissioner Strickland. The motion carried (4-3).

5. Consider Resolution Authorizing Payment for Full Asbestos Inspection At 908 Bloomfield Street

Attorney Mosley explains that the Commission voted to conduct an asbestos inspection and gave the approval Public Works to perform the work. Attorney Mosley communicated that the Commission would need to authorize payment so that the invoice, therefore, is included in the \$945 amount. The purpose of this resolution is to authorize payment which includes testing processes. The abatement amount will be included in the budget amendment request submitted to the Board of Aldermen in January.

Co-Chair Peregoy made a motion to approve an invoice in the amount of \$945 for asbestos testing at 908 Bloomfield Street. The motion was seconded by Commissioner Wallace.

The motion unanimously carried (7-0).

6. Approve Resolution Authorizing ED To Approve Invoices Up To \$1,000.00.

Chairperson Lee moved to table item until January. Commissioner Tabari Wallace asked why this item was tabled rather than approved now. The Chairperson explained that the item would be tabled until after the board's recommendation and after the upcoming alderman meeting in January when the budget ordinance amendment approving the transfer of funds is voted upon.

Attorney Mosley provided additional information regarding transfer compliance requirements and the legality of the process. In addition, Attorney Mosley has added a few facts that may help clarify the recommendation to prepare an annual budget that is part of the city's budget, so technically you are your own entity and subject to the city's financing and local government laws.

A motion to table this item this agenda item until the January meeting was made by Commissioner Wallace and seconded by Co-Chair Perego. The motion unanimously carried (7-0).

7. Authorized Payment to UF Strategies LLC And Discussion of Tentatively Rescheduling in January 2023 (Wednesday Or Saturday)

Discussion as the board members reviewed the supporting documents of the invoice which authorizes payment of \$905 to UF Strategies LLC.

Chair Lee discussed the importance of having a quorum.

Commissioner Wallace and Commissioner Strickland expressed concerns about having sessions during the weekday. According to Commissioner Wallace, the board previously voted that Saturday would be the most convenient time for the meeting.

Commissioner Lee asked the Executive Director to coordinate with UF Strategies and reschedule the Strategic Planning Session on January 11th, 25th February 4th, 2023.

Commissioner Walker made a motion to approve a payment to UF Strategies LLC in the amount of \$905. This motion was seconded by Co-Chair Perego. The motion unanimously carried (7-0).

8. Report From the Executive Director

Catrechia Bowman, Executive Director of the Redevelopment Commission, provided the Commission a 30-day report. Mrs. Bowman also stated that she has met with various aldermen and City staff. Mrs. Bowman explained that the next 90 days will be more intentional and geared towards developing a plan of action to address issues and foster partnerships.

9. Proposed Budget Ordinance Amendment

Chair Lee led the discussion of the Bloomfield and Eubanks properties and pending projects that require a proposed budget ordinance amendment. The Chair communicated that the process and policies holding the commissioners accountable make us better stewards, and everyone should keep an eye on tax money, even if we chose to agree or disagree. The city, county, state, and federal governments need to partner with the community. We don't often consider patience to be work, but it is a virtue. The commissioners discussed the decision-making process.

Commissioner Wallace asked are we really talking about a quarter of \$1,000,000 on a 1300 square foot house.

Commissioner Walker begins to examine CDBG funding allocations for 2020 and 2021.

Commissioner Strickland presented the scenario of the potential CBDG allocation and the money we've already spent. He also listed the pros and cons of walking away from the property right now. CDBG money remains unused, and we lose a lot of money on the property. Commissioner Strickland also advised the Executive Director to provide a detailed accounting of expenditures presented to the entire board supporting the request for a \$55,000 budget transfer.

Commissioner Walker provides a brief overview of Eubanks' property bid received from Mr. Munford.

Attorney Mosley advised on the legality of the budget amendment. The Munford contract will not be signed until the Board of Aldermen approves the budget. This is so that funds can be transferred from the fund balance to project deliverables in January. Thus, amending the budget ordinance, and now starting to check the boxes on some purchasing policy procedures while addressing the \$8000 deficit.

Commissioner Steve Strickland made a motion to adopt the resolution approving the transfer of \$55,000 from the Commission's general fund balance. Co-Chair Peregoy seconded the motion. The motion was unanimously carried (7-0).

10. New Business

Chair Lee proposed the Strategic Planning Session happen on January 21st, January 28th, or February 4th. Chair Lee told commissioners to check their calendars and reach out to Mrs. Bowman with a response.

11. Adjourn

Commissioner Strickland Made a Motion to Adjourn. Co-Chair Peregoy Seconded This Motion. The Motion Unanimously Carried (7-0).

This meeting adjourned at 7:40 PM

Date approved: _____

Tharesa Lee, Chairman

Attest: _____
Catrecia McCoy Bowman, Executive Director

January 11, 2023, Minutes

**City of New Bern
Redevelopment Commission Meeting
January 11, 2023
City Hall Courtroom, 300 Pollock Street**

Present: Tharesa Lee, Chair, Kip Peregoy, Vice-Chair, Beth Walker, Leander "Robbie" Morgan Jr., Steve Strickland, Tabari Wallace and Julius Parham. Absent: None. A quorum was present.

Resigned: Stephanie Lovick and Julian "Jay" Tripp

Ex Officio present: Alderman Hazel Royal and Alderman Rick Prill

Staff present: Catrechia McCoy Bowman, Executive Director and Marvin Williams, Assistant City Manager

1. Call to Order and Welcome

Chair Lee called the meeting to order at 6:03 pm.

Chair Lee addressed the resignations of Stephanie Lovick and Julian "Jay" Tripp. Chair Lee thanked them for their services and wished them success in their future endeavors.

2. Roll Call

Vice-Chair Peregoy called roll and informed Chair Lee of the quorum.

3. Approve the agenda

Chair Lee asked for a motion to approve the items on the agenda.

Vice Chair Peregoy made a motion to approve the agenda, seconded by Commissioner Strickland. The motion was carried unanimously 7-0.

4. Guiding Principles

Chair Lee instructed those sitting to her left to read the Guiding Principles in a "round robin" format.

5. Public Comments (limit 4 minutes)

Peter Frey expressed concerns about the minutes and expressed dissatisfaction with the bidding process in his comments. Peter Frey inquired about the property located at Walt Bellamy and Jones St. Mr. Frey stated that he had three questions: 1. The status is of the revised bid received by the Clerk of Court? 2. There are discrepancies and omissions in the minutes for Nov. 9th and Dec. 4th that require clarification. 3. It was requested by Mr. Frey that an update be provided on the partnership mentioned at the previous meeting. Mr. Frey asked for information on RDC's surplus properties. He asked if he could speak later when additional agenda items are presented.

Chair Lee responded to Mr. Frey's questions and said that the decision regarding the partnership with Jones property had been discussed.

Attorney Mosely explained that "public comments" are the only avenues open to the public.

6. Approval of minutes

- December 14, 2022
- Amended minutes for November 9, 2022
- Minutes from November 9, 2022, and December 14, 2022, regular meetings were provided for review and approval.

Vice Chair Peregoy motioned to table November 9, 2022, and December 14, 2022, until the February board meeting, which was seconded by Commissioner Strickland. Upon a roll-call vote, the motion carried unanimously 7-0.

7. Consider approving the amended 2023 Redevelopment Commission Meeting Schedule

Chair Lee presented the amended 2023 Redevelopment Commission Calendar.

Commissioner Walker asked about the time of the Strategic Planning Session scheduled for February 4th. Chair Lee confirmed the date, time, and location. The Executive Director confirmed the date and time as 9:00 a.m.-1:00 p.m.

Commissioner Strickland asked about the previous discussion of the 4th Wednesday schedule, requesting clarification and expectations.

Vice Chair Peregoy moved to approve the amended 2023 calendar, which was seconded by Commissioner Strickland. The motion was carried unanimously 7-0.

8. Presentation by Mark Roberts regarding his interest in purchasing 837 Pavie Avenue, a City and County owned parcel.

Mark Roberts presented an overview of his vision for affordable housing as well as his collaboration with Twin Rivers as a preferred landlord for Housing Choice Vouchers (section 8) Progress to provide safe, decent, and sanitary housing within the redevelopment boundaries. In the next couple of weeks, two properties previously rehabbed on Green Street will be leased. As a result, 837 Pavie Avenue is aligned with the housing goals of RDC. Commissioner Morgan stated he had toured Mr. Roberts' properties on Green Street and commended him for the contributions he has made to providing housing to the community.

Vice Chair Peregoy communicated the next steps in accordance with the procedures established within the "purchase policy" adopted by the board.

9. Consider adopting a resolution approving the sale of property located at 827 Cedar Street to Mr. William Richardson for the bid amount of \$1,140.00.

Commissioner Strickland made a motion to approve adopting a resolution approving the sale of property located at 827 Cedar Street to Mr. William Richardson for the bid amount of \$1,140 seconded by Commissioner Walker. The motion was unanimously carried 7-0.

10. Consider adopting a resolution to approve the execution of a contract with Ed Munford, owner of The Third Property and Estate Investment Group. This contract will be to remodel the home located at 911 Eubanks Street.

Commissioner Strickland made a motion to table the execution of a contract with Ed Munford, Owner of The Third Property and Estate Investment Group until the February meeting. This motion was made by Commissioner Strickland and seconded by Commissioner Walker. The motion was unanimously carried 7-0.

11. Consider adopting a resolution for the demolition of the structures located at 910 and 914 Bloomfield Street.

Commissioner Perego moves to approve the adoption of a resolution for the demolition of the structures located at 910 and 914 Bloomfield Street and seconded by Commissioner Strickland. The motion was unanimously carried 7-0.

12. Finance Report

The Executive Director presented the financial report for January FY2022. The following account balances were shared: RDC Budget - \$30,713, CDBG Allocation allocated funds in 2020 (\$52,721.50), and in 2021 (\$125,000).

Vice Chair Perego has requested the total balance of all accounts (funds transfer balance). The Executive Director acknowledged that at the January 10th meeting, the Board of Aldermen approved the amendment to the budget ordinance to transfer funds to pay invoices.

The Executive Director confirmed that the February meeting will include additional financial updates.

The budget amendment will appropriate \$55,000 from the Redevelopment Commission's fund balance. The fund balance account will be shared (ARPA) and updated at February's meeting.

13. Consider adopting a resolution authorizing the Executive Director to approve expenditures up to \$1,000.00

Commissioner Parham moved that the Executive Director be authorized to approve expenditures up to \$1,000, and Commissioner Strickland seconded the motion. The motion was unanimously carried 7-0.

14. Executive Director's Report

Executive Director of the Redevelopment Commission provided the Commission with a 30-day report (surplus property listing, marketing, and branding, looking ahead at budget expenditures, and inquiring about the functions of the housing plans).

15. Working Group Reports from Housing, Neighborhood, Health, and Wellness

Chair Lee advised that the work groups prepare written reports for the commission.

Housing Work Group chaired by Vice Chair Perego - Eubanks house rehabbing, demolition issues with 908 Bloomfield St., development of a list of redevelopment community properties that are for sale and setting a minimum price the Jones Street property. Alderman Aster seeks to allocate funds for rental units. The HWG will provide detailed cost estimates, concept plans, and service planning for the Jones Street property.

Attorney Mosely explained that the redevelopment commission is an entity divided by statute, and their powers are restricted to those established in the general statutes, specifically in Chapter 160A-514

#7 CONSIDER ADOPTING THE SURPLUS LIST.

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

PID	REDEVELOPMENT	BOUNDARIES	TOTAL	TOTALD	ACRES	ZONING	Description	Acquired Means	FLOOD ZONE	COMMENT
8-006 -003	RDC OF THE	1135 H ST	4000	4000	0.10	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT CORNER BIDDLE AND H STS
8-006 -005	RDC OF THE	1129 H ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	NARROW LOT BETWEEN 1127 AND 1131 H ST
8-006 -026	RDC OF THE	1110R I ST	13150	13150	0.21	R-6	VACANT RESIDENTIAL LOT		AE	FLAG RESIDENTIAL LOT BEHIND 1110 I ST
8-006 -041	RDC OF THE	1012 K ST	31140	4000	0.12	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT NORTH SIDE K ST
8-006 -046	RDC OF THE	1024 K ST	4000	4000	0.09	R-6	VACANT RESIDENTIAL LOT		AE	LOT CORNER OF K AND H ST
8-006 -100	CRAVEN COUNTY & CITY OF NB	703 B ST	4000	4000	0.21	R-6	VACANT RESIDENTIAL LOT		0.2 PCT/AE	VACANT LOT FOWLERS LN AT RR
8-006 -164	RDC OF THE	MURRAY ST	3600	3600	0.12	R-6	VACANT RESIDENTIAL LOT		AE	VAC LOT EAST SIDE OF 1000 BLK MURRAY ST NOT OPEN
8-006 -207	RDC OF THE	1015 BLOOMFIELD ST	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	DONATION	AE	VACANT LOT WEST SIDE OF 1000 BLK BLOOMFIELD ST
8-006 -208	CRAVEN COUNTY & CITY OF NB	1013 BLOOMFIELD ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT WEST SIDE OF 1000 BLK BLOOMFIELD ST
8-006 -211	CRAVEN COUNTY & CITY OF NB	1002 SAMPSON ST	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT		0.2 PCT/AE	VACANT LOT NORTH SIDE OF 1000 BLK SAMPSON ST
8-006 -212	CRAVEN COUNTY & CITY OF NB	1006 SAMPSON ST	4000	4000	0.03	R-6	VACANT RESIDENTIAL LOT		0.2 PCT	VACANT LOT NORTH SIDE OF 1000 BLK SAMPSON ST
8-006 -213	RDC OF THE	1008 SAMPSON ST	2700	2700	0.03	R-6	VACANT RESIDENTIAL LOT		0.2 PCT	VACANT LOT NORTH SIDE OF 1000 BLK SAMPSON ST
8-006 -311	CITY OF NEW BERN	915 MURRAY ST	0	0	0.11	R-6	VACANT RESIDENTIAL LOT	U OF DEMOLITION	0.2 PCT/AE	VACANT LOT WEST SIDE OF MURRAY ST 900 BLK
8-006 -334	RDC OF THE	910 MURRAY ST	4000	4000	0.15	R-6	VACANT RESIDENTIAL LOT		0.2 PCT/AE	VACANT LOT EAST SIDE OF MURRAY ST 900 BLK
8-006 -350	CRAVEN COUNTY & CITY OF NB	MAIN ST	4000	4000	0.17	C-4	VACANT COMMERCIAL LOT		AE	VACANT LOT NORTH SIDE OF MAIN ST
8-006 -394	RDC OF THE	913 SAMPSON ST	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT SOUTH SIDE SAMPSON ST 900 BLK
8-007 -004	CITY OF NEW BERN	1101 MAIN ST	4000	4000	0.14	C-4	VACANT COMMERCIAL LOT		AE	VACANT LOT NW CORNER OF MAIN ST AND EUBANKS ST
8-007 -056	RDC OF THE	815 GREEN ST	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT	DONATION	AE	VACANT LOT S SIDE OF MAIN ST NEAR EUBANKS ST
8-007 -071	RDC OF THE	1037 MAIN ST	4000	4000	0.05	R-6 & C-4	VACANT RESIDENTIAL LOT		AE	VACANT LOT SE CORNER OF MAIN ST AND PAVIE AVE
8-007 -119	CRAVEN COUNTY & CITY OF NB	1013 MAIN ST	4000	4000	0.04	C-4	VACANT RESIDENTIAL LOT		AE	VACANT LOT WEST SIDE OF BLOOMFIELD ST BEHIND COMM
8-007 -124	CRAVEN COUNTY & CITY OF NB	841 BLOOMFIELD ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT WEST SIDE OF BLOOMFIELD ST 800 BLOCK
8-007 -126	RDC OF THE	833 BLOOMFIELD ST	4000	4000	0.05	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT EAST SIDE OF BERN ST 800 BLOCK
8-007 -327	RDC OF THE	808 BERN ST	4000	4000	0.04	R-8	VACANT RESIDENTIAL LOT	DONATED	NONE	VACANT LOT EAST SIDE OF BERN ST 800 BLOCK
8-007 -328	RDC OF THE	810 BERN ST	4000	4000	0.05	R-8	VACANT RESIDENTIAL LOT	PURCHASE	NONE	VACANT LOT NE CORNER AND ROUNDTREE ST
8-007 -328	RDC OF THE	810 BERN ST	4000	4000	0.05	R-8	VACANT RESIDENTIAL LOT		NONE	VACANT LOT NE CORNER AND ROUNDTREE ST
8-008 -055	CITY OF NEW BERN	930 QUEEN ST	9660	9660	0.07	C-3	VACANT COMMERCIAL LOT		NONE	VACANT LOT NE CORNER AND ROUNDTREE ST
8-012 -164	RDC OF THE	1225 CEDAR ST	4000	4000	0.05	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT RESIDENTIAL LOT
8-012 -183	RDC OF THE	722 THIRD AVE	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT	DONATED	0.2 PCT	VACANT LOT EAST SIDE OF THIRD AVE 700 BLK
8-012 -196	RDC OF THE	718 SECOND AVE	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT		0.2 PCT	VACANT LOT EAST SIDE OF SECOND AVE 700 BLOCK
8-012 -205	CRAVEN COUNTY & CITY OF NB	615 FIRST AVE	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT WEST SIDE OF FIRST AVE 600 BLOCK
8-012 -315	RDC OF THE	601 FIRST AVE	4000	4000	0.05	R-6	VACANT RESIDENTIAL LOT		0.2 PCT	VACANT RESIDENTIAL LOT CORNER BAY ST AND FIRST AVE
8-012-A-224	CRAVEN COUNTY & CITY OF NB	515 FIRST AVE	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT		NONE	VACANT LOT WEST SIDE FIRST AVE 500 BLK
8-012-A-225	CRAVEN COUNTY & CITY OF NB	513 FIRST AVE	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT		NONE	VACANT LOT WEST SIDE FIRST AVE 500 BLK
8-013 -065	CRAVEN COUNTY & CITY OF NB	1302 WILLIAMS ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT CORNER OF GARDEN AND GARFIELD ST
8-013 -067	CITY OF NEW BERN	LINCOLN ST	6000	6000	0.14	R-6	VACANT RESIDENTIAL LOT		AE	VACANT LOT AT END OF LINCOLN ST WITH ROAD IN CTR
8-013 -094	CITY OF NEW BERN	1513 LINCOLN ST	6000	6000	0.11	R-10A	VACANT RESIDENTIAL LOT		0.2 PCT	VACANT LOT SOUTH SIDE LINCOLN ST AT END OF CARVER
8-013 -146	RDC OF THE		8050	8050	0.23	R-6	VACANT RESIDENTIAL LOT		AE	LAND LOCKED VAC LOT AT GARDEN AND GARFIELD
8-013 -190-A	CITY OF NEW BERN	1301 MAIN ST	4000	4000	0.05	R-10	SINGLE FAMILY RESIDENTIAL		AE	SMALL SF HOME S. SIDE MAIN ST AT PARK
8-014 -266	RDC OF THE	1502 ROSE ST	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT		AE	VACANT TRIANGLE LOT COR E ROSE and RALEIGH ST
8-007 -121	CRAVEN COUNTY & CITY OF NB	1009 MAIN ST	4000	4000	0.03	C-4	PIECE OF PARKING LOT	FORECLOSURE	AE	PARKING TIED TO STORE AT MAIN AND BLOOMFIELD
8-012 -173	CRAVEN COUNTY & CITY OF NB	705 SECOND AVE	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VAC LOT WEST SIDE OF SECOND AVE
8-007 -151-A	CRAVEN COUNTY & CITY OF NB	813 MURRAY ST	4000	4000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT WEST SIDE MURRAY ST NORTH OF CEDAR
8-006 -016	RDC OF THE	1104 K ST	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT NORTH SIDE OF K ST BET H AND I STREETS
8-014 -279	CRAVEN COUNTY & CITY OF NB	1006 WILLIAMS ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT/AE	VAC LOT NORTH SIDE OF WILLIAMS ST W OF HARRISON ST
8-006 -274	CRAVEN COUNTY & CITY OF NB	908 EUBANKS ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT LOT EAST SIDE OF EUBANKS ST 900 BLK

8-012 -153	CRAVEN COUNTY & CITY OF NB	605 SECOND AVE	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	VACANT LOT WEST SIDE OF SECOND AVE N OF BAY ST
8-008 -166	CRAVEN COUNTY & CITY OF NB	408 SUTTONS ALLEY	3000	3000	0.03	C-3	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	LOT EAST SIDE OF SUTTONS AVE VACANT AND SMALL
8-008 -18000	CITY OF NEW BERN	FIVE POINTS	9450	9450	0.07	C-3	PARK AREA	TRADE	NONE	VAC LOT AT 5 PTS OLD BILLBOARD SITE FOR PARK AREA
8-013 -063-A	CRAVEN COUNTY & CITY OF NB	1411 GARDEN ST	4000	4000	0.09	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT WEST SIDE OF GARDEN ST NEAR MECHANIC ST
8-013 -070	CRAVEN COUNTY & CITY OF NB	1407 LINCOLN ST	6000	6000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT SOUTH SIDE OF LINCOLN ST NEAR GARFIELD ST
8-008 -034	CRAVEN COUNTY & CITY OF NB	919 ELM ST	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	VAC LOT SOUTH SIDE OF ELM ST NEAR ROUNDTREE
8-013 -188	RDC OF THE	1307 MAIN ST	4000	4000	0.06	R-10	VACANT RESIDENTIAL LOT	GIFT	AE	VAC LOT SOUTH SIDE MAIN ST AT HENDERSON PARK
8-013 -064	CRAVEN COUNTY & CITY OF NB	1407 GARDEN ST	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT WEST SIDE GARDEN ST ADJ TO CITY LOT 1411
8-008 -050	CRAVEN COUNTY & CITY OF NB	509 DARST AVE	4000	4000	0.04	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	VACANT LOT ON THE WEST SIDE OF DARST AVE
8-007 -367	CRAVEN COUNTY & CITY OF NB	804 WEST ST	4000	4000	0.06	R-8	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT/AE	VAC LOT ON THE EAST SIDE OF WEST ST NEAR CEDAR ST
8-006 -286	CRAVEN COUNTY & CITY OF NB	910 GREEN ST	4000	4000	0.12	C-4	VACANT COMMERCIAL LOT	FORECLOSURE	NONE	VAC COMMERCIAL LOT NEAR MAIN ST
8-009 -070	CRAVEN COUNTY & CITY OF NB	323 LIBERTY ST	2760	2760	0.04	C-3	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	SMALL COMMERCIAL LOT WEST SIDE LIBERTY ST
8-006 -173	CRAVEN COUNTY & CITY OF NB	1027 LEES AVE	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT WEST SIDE OF LEES AVE AT F ST
8-006 -302	CRAVEN COUNTY & CITY OF NB	1016 MAIN ST	4000	4000	0.06	C-4	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC COMMERCIAL LOT AT MAIN AND PAVIE
8-013 -055	CRAVEN COUNTY & CITY OF NB	1428 LINCOLN ST	6000	6000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT LINCOLN ST NEAR LARK - HOLD THURMAN
8-007 -062	CRAVEN COUNTY & CITY OF NB	1032 CEDAR ST	4000	4000	0.19	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT NORTH SIDE CEDAR ST ACROSS FROM CRAVEN TER
8-006 -125	CRAVEN COUNTY & CITY OF NB	606 WHITE ST	4000	4000	0.05	R-8	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	COUNTY DEEDED INTERST TO CITY
8-007 -094	CRAVEN COUNTY & CITY OF NB	1017 MAIN ST	4000	4000	0.12	C-4, R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	LARGE LOT CORNER PAVIE AND MAIN ST
8-012-A -230	CRAVEN COUNTY & CITY OF NB	512 SECOND AVE	25090	4000	0.07	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	VAC RESID LOT EAST SIDE OF SECOND AVE
8-012 -197	CRAVEN COUNTY & CITY OF NB	720 SECOND AVE	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VAC RESID LOT EAST SIDE OF SECOND AVE
8-020 -015	CRAVEN COUNTY & CITY OF NB	CLARK AVE	6000	6000	0.07	R-10A	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT ADJ TO JT BARBER SCHOOL
8-007 -276	CITY OF NEW BERN	607 BERN ST	4000	4000	0.07	C-4	VACANT COMMERCIAL LOT	FORECLOSURE	0.2 PCT	VAC COMMERCIAL/RES LOT NEAR QUEEN ST
8-014 -321	CITY OF NEW BERN	1306 KINSTON ST	9800	9800	0.28	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VAC LOT FORM> SMALLAPPTS DEMOED 2015
8-008 -141	CRAVEN COUNTY & CITY OF NB	801 QUEEN ST	7500	7500	0.06	C-4	VACANT COMMERCIAL LOT	FORECLOSURE	0.2 PCT	VACANT COMMERCIAL LOT
8-012 -172	CRAVEN COUNTY & CITY OF NB	709 SECOND AVE	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT RESIDENTIAL LOT
8-006 -104	CRAVEN COUNTY & CITY OF NB	708 W A ST	27890	4000	0.23	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	0.2 PCT	SMALL RESIDENTIAL HOME AND LOT
8-006 -275	CRAVEN COUNTY & CITY OF NB	912 EUBANKS ST	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	VACANT RESIDENTIAL LOT
8-014 -192	CRAVEN COUNTY & CITY OF NB	1804 JARVIS ST	4000	4000	0.10	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT/AE	VACANT RESIDENTIAL LOT
8-014 -194	CRAVEN COUNTY & CITY OF NB	1108 LAGRANGE ST	4000	4000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	VACANT RESIDENTIAL LOT NEAR RR
8-013 -077	CRAVEN COUNTY & CITY OF NB	1427 LINCOLN ST	6000	6000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VACANT RESIDENTIAL LOT
8-006 -126	RDC OF THE	606 WHITE ST	27800	4000	0.05	R-8	SINGLE FAMILY RESIDENT (2)	FORECLOSURE	NONE	COUNTY DEEDED INTERST TO CITY
8-007 -203	CRAVEN COUNTY & CITY OF NB	724 OAK ST	4000	4000	0.14	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT/AE	ACROSS FROM CRAVEN TERRACE
8-008 -060	CRAVEN COUNTY & CITY OF NB	520 ROUNDTREE ST	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	NONE	ACROSS FROM CRAVEN TERRACE
8-011 -299	CRAVEN COUNTY & CITY OF NB	1120 CHURCH ST	4500	4500	0.09	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT RESIDENTIAL LOT
8-011 -301	CRAVEN COUNTY & CITY OF NB	1125 A QUEEN ST	2030	2030	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT RESIDENTIAL LOT LAND LOCKED
8-013 -016	CRAVEN COUNTY & CITY OF NB	LINCOLN ST	6000	6000	0.20	R-10A	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VACANT RESIDENTIAL LOT
8-007 -026	CRAVEN COUNTY & CITY OF NB	819 MILLER ST	4000	4000	0.13	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	ODD SHAPED LOT AT LIPMANS ALLY
8-014 -217	RDC OF THE	1113 RALEIGH ST	6650	4000	0.07	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	0.2 PCT/AE	RESIDENTIAL LOT & TRAILER
8-007 -089	RDC OF THE	828 EUBANKS ST	15680	4000	0.11	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	AE	RESIDENTIAL LOT & TRAILER ADJ TO LOT
8-007 -090	CRAVEN COUNTY & CITY OF NB	830 EUBANKS ST	4000	4000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VACANT RESIDENTIAL LOT ADJ TO LOT
8-014 -065	RDC OF THE	1213 MECHANIC ST	10080	4000	0.12	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	AE	RESIDENTIAL LOT & TRAILER
8-007 -150	CRAVEN COUNTY & CITY OF NB	817 MURRAY ST	4000	4000	0.22	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	LARGE VACANT LOT
8-007 -128	CRAVEN COUNTY & CITY OF NB	827 BLOOMFIELD ST	4000	4000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	VACANT RESIDENTIAL LOT
8-012 -147	CRAVEN COUNTY & CITY OF NB	623 SECOND AVE	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT RESIDENTIAL LOT
8-006 -324	CRAVEN COUNTY & CITY OF NB	927 SAMPSON ST	4000	4000	0.13	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	AE	TRAILER AND LOT
8-011 -177			7500	7500	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	VACANT RESIDENTIAL LOT

8-007 -096	RDC OF THE	839 PAVIE AVE	17050	4000	0.05	R-6	1 STORY FRAME HOME IN BAD CONDITION	FORECLOSURE	0.2 PCT/AE	1 STORY HOME IN DILAPIDATED CONDITION
8-014 -289	RDC OF THE	1010 GRACE ST	24880	4000	0.12	R-6	1 STORY CONCRETE HOME IN BAD CONDITION	FORECLOSURE	AE	1 STORY HOME IN DILAPIDATED CONDITION
8-014 -299	CRAVEN COUNTY & CITY OF NB	901 WILLIAMS ST	4000	4000	0.08	R-6	VACANT RESIDENTIAL CORNER LOT	FORECLOSURE	AE	VACANT LOT CORNER OF WILLIAMS ST & E ROSE ST
8-012 -297	CRAVEN COUNTY & CITY OF NB	807 CHAPMAN (OFF) ST	4000	4000	0.03	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	SMALL VACANT LOT SOUTH OF STANLEY WHITE
8-007 -127	CRAVEN COUNTY & CITY OF NB	831 BLOOMFIELD ST	4000	4000	0.05	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	SMALL VACANT LOT ADJ. TO TWO OTHER CITY LOTS
8-013 -178-B	CRAVEN COUNTY & CITY OF NB	1 ST	4000	4000	0.08	R-10	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	SMALL VACANT LOT AT 1ST ADJ. 2 OTHER CITY LOTS
8-013 -178-A	CRAVEN COUNTY & CITY OF NB	1 ST	4000	4000	0.03	R-10	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	SMALL VACANT LOT AT 1ST ADJ. 2 OTHER CITY LOTS
8-013 -178	CRAVEN COUNTY & CITY OF NB	1 ST	4000	4000	0.11	R-10	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	SMALL VACANT LOT AT 1ST ADJ. 2 OTHER CITY LOTS
8-007 -095	CRAVEN COUNTY & CITY OF NB	841 PAVIE AVE	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT/AE	SMALL VACANT LOT ADJ TO OTHER CITY LOTS
8-007 -097	CRAVEN COUNTY & CITY OF NB	827 PAVIE AVE	24580	4000	0.06	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	0.2 PCT/AE	1 STORY HOME IN FAIR CONDITION
8-012 -170	CRAVEN COUNTY & CITY OF NB	717 SECOND AVE	4000	4000	0.15	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	LARGE RESIDENTIAL LOT
8-013 -150	CRAVEN COUNTY & CITY OF NB	1015 GARDEN ST	4000	4000	0.12	R-10	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	SMALL NARROW RESIDENTIAL LOT
8-014 -226	CRAVEN COUNTY & CITY OF NB	1110 MECHANIC ST	4000	4000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	RESIDENTIAL LOT
8-014 -275	CRAVEN COUNTY & CITY OF NB	1017 MECHANIC ST	16850	4000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	RESIDENTIAL LOT
8-014 -318	CRAVEN COUNTY & CITY OF NB	1205 MECHANIC ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-012 -174	CRAVEN COUNTY & CITY OF NB	709 SECOND AVE	4000	4000	0.08	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT	RESIDENTIAL LOT
8-007 -363	RDC OF THE	827 CEDAR ST	14640	1520	0.02	C-4	VACANT RESIDENTIAL LOT	FORECLOSURE	0.2 PCT/AE	RESIDENTIAL LOT
8-013 -162	RDC OF THE	209 LAWSON ST	24390	7500	0.10	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	0.2 PCT	RESIDENTIAL LOT
8-007 -058	CRAVEN COUNTY & CITY OF NB	809 GREEN ST	4000	4000	0.11	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-006 -006	CRAVEN COUNTY & CITY OF NB	1127 H ST	16050	4000	0.24	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-007 -225	CRAVEN COUNTY & CITY OF NB	821 WEST ST	4000	4000	0.12	R-8	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-012 -257	CRAVEN COUNTY & CITY OF NB	712 FIRST AVE	4000	4000	0.07	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-006 -105	RDC OF THE	710 W A ST	67620	4000	0.35	R-6	SINGLE FAMILY RESIDENT	FORECLOSURE	0.2 PCT	CURRENT 3 HOMES IN POOR CONDITION
8-012 -189	RDC OF THE	721 FIRST AVE	24170	4000	0.57	R-6	SINGLE FAMILY RESIDENT (2)	PURCHASE	AE/0.2 PCT	SFR HOUSE AND SW TRAILER ON LARGES LOT
8-012 -190	RDC OF THE	703 FIRST AVE	4000	4000	0.09	R-6	VACANT RESIDENTIAL LOT	PURCHASE	AE/0.2 PCT	RESIDENTIAL LOT
8-006 -267	RDC OF THE	913 GREEN ST	4000	4000	0.12	R-6	VACANT RESIDENTIAL LOT	DONATION	NONE	RESIDENTIAL LOT
8-013 -043-A	CRAVEN COUNTY & CITY OF NB	1503 GARDEN ST	4000	4000	0.06	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-006 -045	CRAVEN COUNTY & CITY OF NB	1022 K ST	4000	4000	0.09	R-6	VACANT RESIDENTIAL LOT	FORECLOSURE	AE	RESIDENTIAL LOT
8-012 -132	CITY OF NEW BERN	1302 BROAD ST	30400	30400	0.05	C-3	VACANT RESIDENTIAL LOT	PURCHASE	NONE	REMANANT OF PROPTY SPLIT BY REALIGNMENT OF 3rd AVE
8-012 -303	CITY OF NEW BERN	515 THIRD AVE	4000	4000	0.00	R-6	VACANT RESIDENTIAL LOT	PURCHASE	NONE	REMANANT OF PROPTY SPLIT BY REALIGNMENT OF 3rd AVE
8-012 -127	CITY OF NEW BERN	513 THIRD AVE	4000	4000	0.01	R-6	VACANT RESIDENTIAL LOT	PURCHASE	NONE	REMANANT OF PROPTY SPLIT BY REALIGNMENT OF 3rd AVE
8-012 -128	CITY OF NEW BERN	511 THIRD AVE	4000	4000	0.01	R-6	VACANT RESIDENTIAL LOT	PURCHASE	NONE	REMANANT OF PROPTY SPLIT BY REALIGNMENT OF 3rd AVE
8-012 -129	CITY OF NEW BERN	507 THIRD AVE	4000	4000	0.02	R-6	VACANT RESIDENTIAL LOT	PURCHASE	NONE	REMANANT OF PROPTY SPLIT BY REALIGNMENT OF 3rd AVE

#8 CONSIDER ADOPTING A RESOLUTION APPROVING THE SALE OF PROPERTY
LOCATED AT 837 CEDAR STREET.

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

RESOLUTION

THAT WHEREAS, the Redevelopment Commission of the City of New Bern has received an offer to purchase a parcel of property owned by the Commission located at 827 Cedar Street, and being more particularly described herein; and

WHEREAS, the Commission is authorized to sell the it's interest in the property pursuant to North Carolina General Statute §160A-269 and §160A-514; and

WHEREAS, the offer to purchase was in the sum of \$1,140.00 by William L. Richardson of 140 Staten Road, New Bern, North Carolina 28562; that no increased bids were received, and the Commission deemed it advisable to sell its interest in the subject property to the successful bidder for the bid amount of \$1,140.00, and to convey its interest in said property by quitclaim deed subject to certain restrictive covenants, conditions and restrictions; and

WHEREAS, Mr. Richardson desires to acquire the subject property in order to expand and enhance the outdoor space of his adjoining property; and

WHEREAS, the Redevelopment Commission deems it advisable and in the public interest to have citizen participation in accomplishing the goals of the Redevelopment Commission; and

WHEREAS, the Subject Property is not suitable for other forms of redevelopment because it is located in the 100 year flood plain and consists of approximately 0.02 +/- acres; and

WHEREAS, any conveyance of the Subject Property shall be subject to the covenants, conditions and restrictions set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to North Carolina General Statute §160A-514, the Board of Aldermen of the City of New Bern must find that the proposed sale is consistent with the Redevelopment Plan and approve the sale before the conveyance can be effectuated.

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

Section 1. That the bid of William L. Richardson in the sum of \$1,140.00 for said parcel bearing the postal enumeration for the City of New Bern of 827 Cedar Street, and being more particularly described herein, be and the same is hereby accepted,

Section 2. That the Chairperson and the Vice Chairperson be and they are hereby authorized and directed to execute a quitclaim deed for the Commission's interest in said property to the purchaser upon approval of said sale by the Board of Aldermen of the City of New Bern.

Section 3. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to said purchaser once the same has been executed on behalf of the Commission, upon payment of the balance due on the purchase price.

Section 3. That the subject property is more particularly described as follows:

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

Lying and being situate in New Bern, Craven County, North Carolina, and on the south side of Cedar Street, and being a part of the Second Tract as appears of record in Book 930 at Page 140, Craven County Registry, and more particularly described as follows: Beginning at an iron pipe in the southern right-of-way line of Cedar Street, said point of beginning being South 61 degrees 00 minutes East 34.28 feet from the junction of the eastern right-of-way line of West Street with the southern right-of-way line of Cedar Street, and thence from said point of beginning and with the southern right-of-way line of Cedar Street 61 degrees 00 minutes East 17.57 to an iron pipe; thence south 29 degrees 57 minutes West 40.12 feet to an iron pipe; thence North 61 degrees 00 minutes West 17.57 feet to an iron pipe; thence North 29 degrees 57 minutes East 40.15 to the point of beginning in the southern right-of-way line of Cedar Street. Commonly known as 827 Cedar Street, New Bern, NC 28560.

Being that same property conveyed by Federal Home Loan Mortgage Corporation to the City of New Bern by deed dated August 6, 2019 recorded in Book 3579 at Page 1899 of the Craven County Registry.

ADOPTED THIS 8th DAY OF FEBRUARY, 2023.

THARESA LEE, CHAIRPERSON

CATRECIA BOWMAN, EXECUTIVE DIRECTOR

EXHIBIT A

1. No motor vehicle that is junked, partially wrecked, fails to display a current license plate, fails to display a current North Carolina inspection sticker, or is non-operative, shall be placed or allow to remain on the real property described herein.
2. No stripped, partially wrecked or junked motor vehicle or boats, or parts thereof, shall be permitted to be parked or kept on the real property described herein.
3. No structures shall be erected, placed, or permitted to remain on the real property described herein.

#10 CONSIDER ADOPTING A RESOLUTION TO APPROVE THE EXECUTION OF A CONTRACT WITH ED MUNFORD, OWNER OF THE THIRD PROPERTY AND ESTATE INVESTMENT GROUP TO REMODEL THE HOME LOCATED AT 911 EUBANKS STREET.

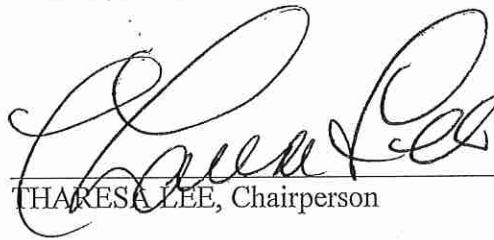
“The New Bern Redevelopment Commission: Leading the way for community transformation and improvement by directly addressing community needs in the vital areas of public health, infrastructure, housing, and economic development. The Commission is committed to an accountable, transparent, and publicly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

RESOLUTION

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

That the Chairperson and Vice Chairman are hereby authorized to execute a contract, a copy of which is attached hereto and incorporated by reference herein, on behalf of the Redevelopment Commission of the City of New Bern with The Third Property & Estate Investment Group, LLC for the renovation of the structure located at 911 Eubanks Street in the amount of One Hundred Eighty-Six Thousand Dollars (\$186,000.00).

ADOPTED THIS 11TH DAY OF JANUARY, 2023.


THARESA LEE, Chairperson


CATRECIA BOWMAN MCCOY, Executive Director

AGREEMENT FOR REHABILITATION WORK

THIS AGREEMENT, is made this [REDACTED] day of [REDACTED] 2023, by and between the Redevelopment Commission of the City of New Bern and hereinafter referred to as the Local Public Agency or LPA,

A
N
D

The Third Property Development & Estate Investment Group, LLC,

A Limited Liability Company conducting business under the laws of the State of North Carolina and having its principal place of business at: **2205 Foxhorn Road, Trent Woods, NC 28562**

Hereinafter referred to as the Contractor.

WITNESSETH:

WHEREAS, the LPA, has solicited and invited bids for the rehabilitation of 911 Eubanks Street, subject to the terms, conditions and provisions of various contract documents for demolition and site clearance, such documents including, but not limited to:

- a. Instructions to Bidders;
- b. General Specifications and Special Conditions;
- c. General and Special Conditions;
- d. Architectural Drawings and Specifications;
- e. The Bid Form;
- f. A Non-Collusion Affidavit for the Prime Bidder;
- g. A Bid Bond;
- h. A Statement of Bidder's Qualifications;
- i. Federal Labor Standards Provisions;
- j. An Asbestos Removal/Abatement Contract or Check List and Asbestos Regulations.

Copies of each of the above referenced documents being attached hereto, made a part of hereof, marked Exhibit A and collectively referred to herein as the "Contract Documents."

WHEREAS, under and subject to the conditions, provisions, and terms of the aforesaid Contract Documents, the Contractor has submitted a bid for rehabilitation of relocated structure and site development to support its use set forth hereinafter, such bid being accepted by the City of New Bern at a public meeting held on [REDACTED]; and

WHEREAS, the LPA and Contractor desire to enter into this Agreement for the Rehabilitation of 911 Eubanks Street in order to formally adopt, incorporate and affirm those understandings set forth in the aforesaid Contract Documents and to further define the responsibilities of the parties hereto.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN, AND WITH THE INTENTION TO BE LEGALLY BOUND HEREBY, THE PARTIES HERETO DO HEREBY AGREE AS FOLLOWS:

I. **THE WORK:**

- A. The work shall consist of rehabilitation of 911 Eubanks Street as set forth hereafter, such rehabilitation work to be in accordance with the Contract Documents and the terms and conditions set forth hereafter.
- B. The site upon which such work shall occur is located at **911 Eubanks Street, City of New Bern, Craven County, North Carolina 28560.**
- C. The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation and security services, and perform and complete all work required for such rehabilitation and site development in an efficient and workmanlike manner and in strict compliance with the Contract Documents incorporated herein.

II. THE CONTRACT PRICE AND PAYMENT:

- A. In consideration for the rehabilitation work set forth above, the LPA hereby agrees to pay the contractor, upon completion of performance of the contract, subject to the conditions and deductions contained in the Contract Documents, the total sum of One Hundred Eighty Six Thousand Dollars (\$ 186, 000.00).
- B. In addition to the aforesaid sum, the contractor shall receive all salvaged materials from any demolition work referenced above, same to become the property of the Contractor as additional compensation hereunder.
- C. Upon completion of the work, the Contractor shall submit a Notice to the LPA certifying the completion of the Contractor's obligations under the Contract Documents and this Agreement. The LPA, upon receipt of such certification shall inspect the site and, if the LPA is satisfied that the Contractor has complied with the rehabilitation work in conformance with the Contract Documents and this Agreement, shall cause payment to be made to the Contractor as soon thereafter as is practicably possible.

III. NOTICE TO PROCEED/CONTRACT COMPLETION TIME:

- A. Pursuant to the Special Conditions for the contract, the Contractor is hereby given Notice to Proceed on the rehabilitation work on the property set forth above such Notice being [REDACTED].
- B. The work on the above site shall be fully completed within one hundred twenty (120) consecutive calendar days from the effective date of the aforesaid Notice to Proceed.

IV. ADDITIONAL DOCUMENTS/PERMITS REQUIRED:

- A. In addition to those documents set forth above, and as may otherwise be required by the Contract Documents, the Contractor shall produce to the LPA, no later than ten (10) days prior to performing work on the above referenced site, the following documents:

1. The performance/payment bonds referenced in the Contract Documents;
2. Certification that the waste disposal facility dump site, which the Contractor will use for the disposal of waste from the site is approved by the State of North Carolina for such purposes;
3. All appropriate Building Permits; Certification of Worker's Compensation Insurance Coverage as set forth in the Contract Documents for all employees of the Contractor and any subcontractor retained by or working in conjunction with the Contractor to perform demolition and site clearance work on the site; and
4. Certification of liability insurance as set forth in the Contract Documents providing personal injury and property loss coverage in those limits set forth therein.

V. GENERAL PROVISIONS

- A. This Agreement shall be construed in accordance with the laws of the State of North Carolina and any disputes arising thereunder shall be resolved through the Courts of Craven County, North Carolina.
- B. The terms of this Agreement are severable. In the event a Court of competent jurisdiction determines that any term, provision or clause contained herein is void or invalid, then the remaining provisions, terms and clauses of this Agreement shall continue in full force and effect.
- C. By entry into this Agreement, the parties hereto do hereby affirm, incorporate in and agree to all terms, conditions and provisions contained in the Contract Documents and this Agreement for Rehabilitation of 911 Eubanks Street as if same were set forth at length herein and separately executed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set forth their hands and seals the date
and year first above written.

WITNESS:

CONTRACTOR:

By: _____

Contractor: _____

Title: _____

Address: _____

ATTEST:

Redevelopment Commission of the City
of New Bern:

Tharesa Lee,
Chairperson

Catrecia McCoy Bowman
Executive Director