

Commission Members

Stephanie Lovick
Beth Walker
Jay Tripp
Leander Morgan
Steve Strickland
Julius Parham
Tabari Wallace



**Redevelopment Commission of
The City of New Bern
Meeting Agenda
January 11, 2023 – 6:00 PM
City Hall Courtroom, 300 Pollock Street**

Chair

Theresa Lee

Co-Chair

Kip Peregoy

Executive Director

Catrechia McCoy Bowman

Ex-Officio Members

Rick Prill
Barbara Best
Hazel Royal

1. Call To Order and Welcome
2. Roll Call
3. Approve the Agenda
4. Guiding Principles
5. Public Comments (limit 4 minutes)
6. Approval of Minutes
 - December 14, 2022
 - Amended minutes for November 9, 2022
7. Consider approving the Amended 2023 Redevelopment Commission Meeting Schedule
8. Presentation by Mark Roberts regarding his interest in purchasing 837 Pavie Avenue, City and County owned parcel
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
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. Consider adopting a resolution for the demolition of the structures located at 910 and 914 Bloomfield Street
12. Working Group Reports from: Housing, Neighborhood, Health and Wellness
13. Finance Report
14. Consider adopting a resolution authorizing the Executive Director to approve expenditures up to \$1,000.00
15. Executive Director's Report
16. New Business
17. Closed Session
18. Adjourn

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD CALL 252-639-7585 NO LATER THAN 3 P.M. THE DATE OF THE MEETING.

Approval of Minutes

December 14, 2022

November 9, 2022 (already approved)

December 14, 2022, Minutes

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

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) and Julius Parham (excused).

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

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

The meeting was called to order by Chair Lee at 6:05 following the reading of the Guiding Principles.

Vice Chair Peregoy called the roll and confirmed a quorum.

2. Public Comment

No public comments.

3. Approval of Minutes

A motion was made by Vice Chair Peregoy to approve the minutes with a correction "Avolis," not Atlas and seconded by Commissioner Leander Morgan. The motion was unanimously carried (7-0).

Strategic Planning Session (no quorum)

A motion was made by Vice Chair Peregoy to approve the minutes for the Strategic Planning Session and seconded by Commissioner Beth Walker. The motion was 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. She explained that the housing work group met and recommended that Mr. Frey's offer to purchase be rejected by the Commission. Commissioner Walker stated that the housing work group would be willing to help Mr. Frey find another property in the area.

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

Commissioner Strickland stated 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 groups operate.

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

Commissioner Strickland states that the Housing Work Group's decision to enter a partnership reflects its highest and best use. Therefore, the housing work group's recommendation is to reject the existing offer to purchase. The reason for this is that they do not believe that it will provide the highest and best use of the land. This is because it would be a single-family residence versus the three homes planned for those parcels.

Commissioner Morgan voiced his concerns about the potential change in the use of the Jones property. As well as confirming that Mr. Frey has a business investment in the redevelopment boundaries.

Vice Chair Peregoy explained how the housing work group evaluated the offers and made the decision to move forward with the partnership. He explained that the first step was to prepare site plans for all the properties that the commission has acquired. Financial backing 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. She expressed concern about the vagueness of the decision. Alderman Royal also stated that her goal was to gain an understanding of how a project was underway four months ago. However, the proposal could not be presented to the entire Commission. In addition, to gain an understanding of the process and why little has been done.

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

Alderman Prill expressed his concerns regarding the proposal for rental housing instead of homeownership and warned against the commission operating as a housing management agency. Alderman Prill asked for it to be noted that the Redevelopment Commission doesn't have the expertise and capabilities to become a property 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.

Mr. George Tosanto's response to Mr. Frey's recommendation outlined concerns and a request for a response and reconsideration. As expressed in prior conversations with the Commission, there were no plans for those two properties. He also explained that Mr. Frey understands how to set restrictions and follow regulations. Mr. Frey encourages you to consider this offer from him as a viable option. This will show good faith towards the community as a business owner as well as a homeowner.

A gentleman from the floor spoke about his past experiences in his attempt to purchase 203 and 207 Jones Street.

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. The Commission cannot sell the property to Mr. Frey. The statute forbids it. As a result, the highest bidder will be allowed to bid. This is option one. The second option is to adopt the recommendations of the Housing Work Group. To clarify the procedural history, this property was purchased last year as part of the financial investment that the commission has already made.

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

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

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

Vice Chair Perego 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 was unanimously carried (7-0).

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

Chair Lee moved the item to 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. This is because 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. Attorney Mosley added a few facts that may help clarify the recommendation to prepare an annual budget that is part of the city's budget. This means that technically you are your own entity and subject to the city's financing and local government laws.

A motion to table this item of business until the January meeting was made by Commissioner Wallace and seconded by Vice-Chair Peregoy. The motion was 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.

Chair Lee asked the Executive Director to coordinate with UF Strategies and reschedule the Strategic Planning Session for January 11th, 25th, and 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 Vice Chair Peregoy. The motion was unanimously carried (7-0).

8. Report from the Executive Director

The Executive Director provided the Commission with a 30-day report. She explained that the next 90 days would 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. Everyone should keep an eye on tax money, regardless of whether they agree or disagree. Thus, suggesting that the city, county, state, and federal governments need to partner with the community. As representatives of the community, we should remember that "patience is a virtue."

Commissioner Wallace asked if the commission is considering spending 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 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. She explained that the Munford contract will not be signed until the Board of Aldermen approves the budget. Funds can be transferred

from the fund balance to project deliverables through this method. 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

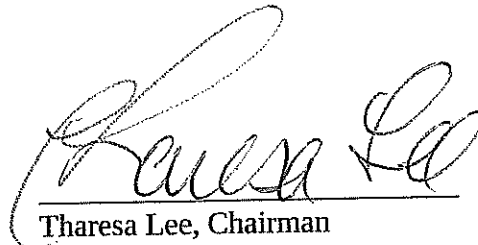
Chair Lee proposed the Strategic Planning Session happen on January 21st, January 28th, or February 4th. Chair Lee told commissioners to check their calendars and reach out to the Executive Director with a response.

11. Adjourn

Commissioner Strickland motioned to adjourn. Co-Chair Peregoy Seconded This Motion. The motion was unanimously carried.

This meeting adjourned at 7:40 PM

Date approved: JAN 11, 2023


Theresa Lee, Chairman

Attest: Catrecia McCoy Bowman

Catrecia McCoy Bowman, Executive Director

**Consider approving the Amended 2023
Redevelopment Commission Meeting Schedule**



REDEVELOPMENT COMMISSION – NEW LOCATION

The City of New Bern Commission will meet every second Wednesday of each month at 6:00 p.m. in the City Hall Courtroom at 300 Pollock Street, New Bern, NC 28560 unless otherwise noted.

2023 SCHEDULED BOARD MEETINGS

Agenda Items Deadline	Board Meeting Agenda
January 2nd, 2023	January 11th, 2023
<i>January 11th, 2023 Strategic Planning Session</i>	<i>February 4th, 2023 Strategic Planning Session</i>
February 1st, 2023	February 8th, 2023 (Annual Meeting)
March 1st, 2023	March 8th, 2023
April 3rd, 2023	April 12th, 2023
May 1st, 2023	May 10th, 2023
June 5th, 2023	June 14th, 2023
July 3rd, 2023	July 12th, 2023
August 1st, 2023	August 9th, 2023
September 4th, 2023	September 13th, 2023
October 2nd, 2023	October 11th, 2023
November 1st, 2023	November 8th, 2023
December 4th, 2023	December 13th, 2023

Please contact *Catrechia McCoy Bowman*, Executive Director, Redevelopment Commission at (252) 639-7585 if you have any questions.

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

**#8 PRESENTATION BY MARK ROBERTS REGARDING HIS INTEREST IN
PURCHASING 837 PAVIE AVENUE, A CITY AND COUNTY OWNED PARCEL**



Redevelopment Commission Property for Review



Property
Site

Current Owner(s): Craven County
& City of New Bern

Addresses: 837 Pavie Ave.

Acres: 0.064 Ac. Total

Parcel ID: 8-007-097

Current Use: Single Family



1 inch = 40 feet

0 25 50 100 Feet

Imagery 2021

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

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

Craven County

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

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

Street Address: 827 Cedar Street

Subdivision Name:

Tax Parcel ID No.: 8-007-363

Plat Reference:

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

2. **PURCHASE PRICE:** The purchase price is \$1,140.00 and shall be paid as follows:

(a) \$ 100.00, EARNEST MONEY DEPOSIT with this offer by ☒ cash ☐ bank check ☐ certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 1,040.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. **CONDITIONS:**

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

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

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

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

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

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

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

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

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

7. **EVIDENCE OF TITLE:** Not Applicable.

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

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

10. **PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:**

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

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

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

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

Buyer Initials WLR, Seller Initials T L

13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.

14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).

15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

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

17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.

18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

William L. Richardson (SEAL)

Name: William L. Richardson

Date: August 01, 2022

Address: 140 Staten Road

New Bern, NC 28562

Phone: 252-259-7879

(If a business entity)

By: _____ (SEAL)

Its: _____

Address: _____

Phone: _____

SELLER

REDEVELOPMENT COMMISSION
OF THE CITY OF NEW BERN

[Signature] (SEAL)

Its: _____

Date: JANUARY 11, 2023

Buyer Initials W.R. Seller Initials T. L.

RESOLUTION

WHEREAS, the Redevelopment Commission of the City of New Bern desires to sell the real property located at 827 Cedar Street more particularly identified as Craven County parcel identification number 8-007-363 ("Subject Property"), for use consistent with the Redevelopment Plan; and

WHEREAS, the Redevelopment Commission of the City of New Bern has received an offer to purchase the subject property; 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 deems it advisable to sell the subject property to the successful bidder for the bid amount of \$1,140.00, and to convey 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. Goal 1 of the Redevelopment Plan is to improve the overall appearance of the redevelopment area community by removing the overgrowth, litter and debris that contribute to visual blight; 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:

That, based on the foregoing findings, the Redevelopment Commission hereby requests the Board of Aldermen approve the sale of the Subject Property.

This the 11th day of January 2023.



Theresa Lee, Chairperson



Catrecia McCoy 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.

RESOLUTION

THAT WHEREAS, the Redevelopment Commission of the City of New Bern owns certain real property identified as 827 Cedar Street, Craven County parcel identification number 8-007-363; and

WHEREAS, North Carolina General Statute § 160A-269 and § 160A-514 permit the Commission to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the Commission has received an offer to purchase the above described property in the amount of \$1,140.00 submitted by William Richardson; and

WHEREAS, William Richardson has paid the required five percent (5%) deposit on the offer; and

WHEREAS, the Redevelopment Commission deems it to be in the public interest and in furtherance of its redevelopment plan to convey its interest in the property subject to certain covenants, conditions and restrictions.

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

Section 1. The Redevelopment Commission of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269 and § 160A-514.

Section 2. The Redevelopment Commission is authorized to sale its interest in the property subject to to such covenants, conditions and restrictions as the Commission may deem to be in the public interest and in furtherance of the purposes of the redevelopment plan pursuant to North Carolina General Statute § 160A-514; and

Section 3. Said covenants, conditions and restrictions are set forth in Exhibit A attached hereto and incorporated by reference.

Section 4. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 5. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if

any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 6. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Redevelopment Commission.

Section 7. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 8. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The Commission will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the Commission accepts the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 9. The terms of the final sale are:

(a) The Redevelopment Commission must approve the final high offer before the sale is closed; and

(b) The Board of Aldermen of the City of New Bern must approve the final sale before the sale is closed; and

(c) The closing may occur within thirty (30) days after approval of the final sale by the Board of Aldermen; and

(d) The conveyance is subject to the restrictive covenants set forth in Exhibit A pursuant to § 160A-512(6).

(e) The buyer must pay with cash at the time of closing.

Section 10. The Commission reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 11. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby

accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to William Richardson.

ADOPTED THIS 10th DAY OF AUGUST, 2022.


KIP PEREGOX, Vice Chair

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 allowed to remain on the real property described herein.
2. No stripped, partially wrecked or junked motor vehicles 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.

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.



THERESA LEE, Chairperson



CATRECHIA BOWMAN MCCOY, Executive Director

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.

RESOLUTION

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ADOPTED THIS 11TH DAY OF JANUARY, 2023.



THERESA LEE, Chairperson



CATRECIA BOWMAN MCCOY, Executive Director

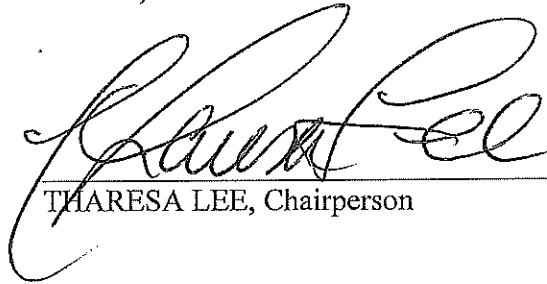
Consider adopting a resolution for the demolition of the structures located at 910 and 914 Bloomfield Street.

RESOLUTION

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

That the Redevelopment Commission of the City of New Bern hereby authorizes the payment of Four Thousand Three Hundred Twenty-Five Dollars (\$4,325.00) to the City of New Bern for the demolition of structures and subsequent clean-up of the real property located at 910 and 914 Bloomfield Street, more particularly described as Craven County Parcel Identification Number 8-006-319 and 8-006-320.

ADOPTED THIS 11TH DAY OF JANUARY, 2023.


THARESA LEE, Chairperson


CATREGIA MCCOY BOWMAN, Executive Director

12. Finance Report

REDEVELOPMENT COMMISSION
SUBMITTED BY CATRECIA BOWMAN, EXECUTIVE DIRECTOR
REDEVELOPMENT DEVELOPMENT FINANCE REPORT
January 11, 2023

CDBG Budget

21467106-76440: Housing Rehab: \$52,721.50

21467107-76440: Housing Rehab: \$125,000.00

RDC Budget

Org	Object	Description	2023 Available
21167030	75520	Land & Structures	30,713.00
21167030	71190	Other Professional Services	12,640.73

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
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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: December 30, 2022

RE: Amendments to the FY 2022-23 Operating Budget

Redevelopment Fund

The Redevelopment Fund is amended to appropriate \$55,000 from fund balance approved by the Redevelopment Commission on December 14, 2022, for the following expenses:

Amount	Vendor	Description
\$8,092	Davis Hartman Wright	910 & 914 Bloomfield Purchase
8,000	Ed Munford, Contractor	911 Eubanks Rehab (\$8,000 from Redevelopment/\$18,600 from CDBG)
15,250	Enviro Assessments	908 Bloomfield Asbestos Abatement
945	Enviro Assessments	908 Bloomfield Asbestos Inspection
17,365	CNB Public Works	908 Bloomfield Demolition
3,025	CNB Public Works	910 Bloomfield Demolition
1,300	CNB Public Works	914 Bloomfield Demolition
\$53,977	Total	

Requested Action

The Board considers adopting the enclosed budget amendment at its meeting on January 10, 2023.