

Commission Members

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



Chair
Vacant
Co-Chair
Kip Peregoy
Executive Director
Zeb Hough (CONSULTANT)
Ex-Officio Members
Rick Prill
Barbara Best
Hazel Royal

**MEETING AGENDA
August 9, 2023, 6:00 P.M.
City Hall Courtroom
300 Pollock Street**

1. Call to order and Welcome.
2. Roll Call.
3. Approval of Minutes (June and July)
4. Approve the Agenda.
5. Guiding Principles
6. Public Comments (limit of 4 minutes)
7. Consider a resolution approving the purchase of 209 Bryan and 821 West Street
8. 817 Murray Street Presentation
9. Housing Working Group Report
10. Update of the current landscape of the Redevelopment Area
11. New Business.
12. Chair and Vice Chair Ballot Vote
13. Closed Session
14. Adjourn.

REDEVELOPMENT COMMISSION OF NEW BERN

GUIDING PRINCIPLES

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



Everything Comes Together Here

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

Agenda Item Title: Approval of June and July Minutes

Date of Meeting: <u>8/9/2023</u>	Presenter: Kip Peregoy
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	At July's meeting, the minutes for June's regular meeting and the special meeting were not on the agenda and as such did not get approved. Therefore, all three meeting minutes are included here and need discussion and a vote.
Actions Needed by Board:	
Backup Attached:	Minutes Attached
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

**City of New Bern
Redevelopment Commission Meeting Minutes
July 12, 2023
300 Pollock Street- City Hall**

Members Present: Beth Walker, Sharon Bryant, Sarah Proctor, Steve Strickland, Julius Parham, Tabari Wallace

Ex-Officio Members Present: Alderman Rick Prill.

Members Excused (E)/Absent (A):

Staff Present:

Marvin Williams, Assistant City Manager

Zeb Hough, Redevelopment Commission Consultant

Jaimee Mosely Bullock, Attorney

1. Call to Order and Welcome

Staff called the meeting to order and called the roll. Beth Walker was nominated to the chair by Tabari Wallace, and Sharon Bryant seconded the nomination. With no other nominees, the motion was unanimously carried (6-0). Naming Beth Walker, acting chair.

2. Approval of Agenda

Acting Chair Walker introduced the agenda for approval, and Julius Parham made a motion to approve the agenda. Tabari Wallace seconded this motion and unanimously carried (6-0).

3. Guiding Principle

Julius Parham read the guiding principles.

4. Public Comments

No public comments were received.

5. Presentation by Habitat for Humanity of Craven County about the following development

Tracy Lilly, the executive director of Craven County Habitat, gave a presentation with an overview of the community's need for housing. She laid out the request to donate 911 Eubanks as a habitat home. She also requested parcels across the street and explained the reasoning behind cluster development.

The commission had several questions about finance and business model, the client, and the request details. The commission requested that Habitat consider paying a nominal amount for the additional clusters. Discussion followed with the commission.

Staff was directed to make a recommendation to the City of New Bern to pursue the “sliver” parcel that is owned by the county and city. The direction was also given to provide drafts for potential deed covenants the commission would impose on the parcels. And to begin working on the draft documents to adopt a resolution for the August meeting.

6. Presentation on the purchase of 1101 Main St - PID 8-007-004.

Kurtis Stewart made a presentation on the Main Street parcel currently owned by the city. Through his presentation, he expressed that he intended to develop the area, and this specific parcel would be developed

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

for owner-occupied housing. Mr. Stewart indicated that he owns several other parcels and plans to develop the whole area.

Kurtis requested that the commission consider endorsing the City of New Bern to approve his parcel purchase.

Several questions were discussed to see if the commission could give an endorsement at this meeting. Due to the existing policy, the item was tabled until later in the meeting.

7. Presentation on the draft of the RDC Rules of Procedure.

Assistant City Attorney Mosely presented a detailed summary of a draft document entitled Rule of Procedure for the Redevelopment Commission of New Bern. This document was prepared to outline the commission's customs, authority, policies, and procedures. Included in this presentation was an outline of the appendixes attached to the rules of procedure.

Assistant City Attorney Mosely requested that the commission not adopt the document but rather review and give staff feedback so that it could be presented to the commission at the August meeting.

Commissioners discussed the document and asked several questions. Consensus was established for the commission to take the document and give feedback to staff.

8. Consider adopting a resolution approving the demolition of homes on West A Street

Beth Walker introduced the agenda item. She reminded the commission that the listed properties' demolition had been discussed and reviewed. The resolution is in line with the overall redevelopment plan. Discussion ensued about the viability of the properties.

A motion was made to adopt resolution to demolition properties by Julius Parham to adopt the resolution approving the demolition of homes on West A Street, including any required asbestos testing. Steven Strickland seconded the motion. The roll was called by staff, and the motion carried unanimously (6-0). Further discussion was had, and the commissioners agreed that no further action was required.

9. Consider adopting a resolution adding properties owned by the Redevelopment Commission to the existing Property & Liability policy.

Since the demolition of the Bloomfield structure, the opportunity has risen to add all

the properties owned by the redevelopment commission to the existing property and liability policy.

Beth Walker gave an overview of the situation, and a discussion ensued with the commission to define what direction would be given to staff.

After discussion, the commission gave staff direction to obtain quotes from the SIA group for liability insurance on the empty lots and property insurance for those parcels the commission is interested in with a structure included.

Further, the commission asked to see a year-to-date budget with actual expenses. The consensus was made, and a motion was made to table the agenda item until the August meeting by Julius Parham and was seconded by Tabari Wallace. A voice vote was conducted, and the motion was carried.

10. Discuss the need for a strategic planning session, set a date, and who will lead the session.

Beth Walker shared with the commission that a strategic planning meeting Asked staff to send out a doodle poll with dates and times. Additionally, the commission requested that staff investigate the availability of a host presenter for the meeting.

A discussion was had by the commissioners regarding possibilities, and consensus was reached that staff would follow up with dates and times for a potential meeting along with a list of potential facilitators to be discussed by the commission.

Sarah Proctor queried as to whether the individual who was contracted once before planned on returning to give the presentation that was previously planned; staff was given direction to reach out and see if they would be interested in returning.

Julius Parham asked about having a representative from another municipality with success in redevelopment come and give a presentation. The commission gave staff direction to follow up and recommendations.

Beth Walker suggested that staff aim towards the September or October meeting for the planning meeting.

11. Discuss the need to elect a chair and vice chair at the August meeting. Establish the process to be followed.

Beth Walker introduced the agenda item. She indicated that the commission had previously voted to wait on nominating a chair and vice chair until the August meeting. Further, she indicated that the commission needed to agree on a procedure to elect a chair and vice chair.

The commission discussed several ways of electing the new chair and vice chair officers. Ultimately, the commission asked staff to develop a ballot based on nominees made by the commission via email. The direction was for staff to converse and ensure all nominated individuals were willing to serve. Consensus was established to move in this direction. Staff was directed to send an email establishing a nomination for chair and vice chair. Due dates were established for ballots to be developed by the 28th for a one-year term for both offices.

12. Discussion on converting the Workgroups into Project groups.

Sarah Proctor introduced this agenda item. A discussion was held to request whether to keep the working group model or dissolve the workgroup model and pursue a project group model.

A discussion followed that allowed the commissioners to weigh the pros and cons of the discussion. The idea of the project group originated in the three-on-three conversations with the mayor and staff. The assistant city manager, Marvin, reminded the commission of the details of how the project groups would look and where they originated. The inclination of the body was direct staff to research and draft an

outline of what project groups could potentially look like. A consensus was reached that the commission would table this item until after the strategic planning meeting.

13. Tabled issue

Jaimee Mosley brought to the commission that they had table agenda item number six left unaddressed. The commission decided that according to the current policy, no further action was needed.

14. Adjournment:

Beth Walker asked each commissioner if any further business needed to be addressed. As there was no other business, a motion to adjourn was made by Steven Strickland and seconded by Julius Parham. The motion carried unanimously (6-0). The meeting was adjourned at 7:25 pm.

Date approved: _____

Zeb Hough, Consultant

Attest: _____
D'Aja Fulmore, Recording Secretary

**City of New Bern
Redevelopment Commission Meeting Minutes
June 28, 2023
300 Pollock Street- City Hall**

Members Present: Beth Walker. Sarah Proctor. Leander Morgan,
Julius Parham, Tabari Wallace. Sharon Bryant

Ex-Officio Members Present: Alderman Rick Prill, Alderman Hazel Royal

Members Excused (E)/Absent (A): Tharesa Lee (E), Steve Strickland (E),

Staff Present: Marvin Williams, Assistant City Manager, Zeb Hough, Redevelopment Commission Consulting, Jaimee Mosley Bullock, Assistant City Attorney

1. Call to Order and Welcome

Zeb Hough called this meeting to order at 6:00pm Roll call was taken to establish a quorum.

2. Consider Adopting a Resolution requesting to convey the lots of property located on Bloomfield Street back to the City of New Bern along with the allocated funds of \$350,000.00.

Commissioner Wallace presented the item to the floor. Alderman Royal asked for details about the process of arriving to the conclusion to convey the property back to the City. Commissioner Wallace explained that the vision for this project came from the RDC and the idea of using the City's infrastructure and resources was the most efficient and ideal conclusion. This idea came out of several conversations with partners and the city. No other questions or comments were made.

Commissioner Wallace thanked the city for their help and willingness to guide this and made the motion to adopt the resolution as cited. The motion was seconded by Commissioner Parham and unanimously carried (6-0).

3. Discussion regarding 911 Eubanks Street to give staff direction.

Commissioner Parham presented that he and staff met with Habitat per the direction given at the last board meeting. During that meeting, the group toured the Eubanks property and several other parcels in the surrounding area. We spoke at length about the possibility of doing "cluster develop" to affect the entire neighborhood. The plan that was discussed during the visit was to have the Eubanks House conveyed over to Habitat to find qualified families for LMI housing, which would satisfy CDBG. They are also looking for the RDC to approve their request for the property across from the Eubanks House for two additional homes to begin building by this Fall. It was determined that two of the properties are owned by the Redevelopment Commission and one of the requested properties was a County/City owned.

Assistant City Attorney Mosley gave guidance on purview for the commission. Consensus was established to move forward to direct staff to work with City staff and the Habitat team to pursue all the information for what is allowable and schedule a time for Habitat to present to the commission at a future date.

The commission continued with discussion and gave direction to staff to proceed.

4. Discussion on Request for Proposals for Jones Street Project to give staff direction.

Commissioner Walker gave a brief update on the work being done to ask the city to handle the bidding process for builders for the Jones Street project. Discussion and consensus were reached to direct staff to help with the process.

Date approved: _____
Zeb Hough, Consultant

Attest: _____
D'Aja Fulmore, Recording Secretary

**City of New Bern
Redevelopment Commission Meeting
June 14, 2023
300 Pollock Street- City Hall**

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Beth Walker, Sharon Bryant, Sarah Proctor, Steve Strickland, Leander Morgan, Julius Parham

Ex-Officio Members Present: None.

Members Excused (E)/Absent (A): Tabari Wallace (E)

Staff Present: Marvin Williams, Assistant City Manager

15. Call to Order and Welcome

Chair Tharesa Lee called this meeting to order at 6:00pm.

3. Approval of Agenda

Co-Chair Kip Peregoy made a motion to approve the agenda. This motion was seconded by Commissioner Steve Strickland and unanimously carried (8-0).

5. Public Comments

No public comments were received.

6. Approval of Minutes

A motion to approve minutes from the April 12, 2023, May 1, 2023, and May 10, 2023, meetings was made by Commissioner Julius Parham and seconded by Commissioner Sarah Proctor. The motion unanimously carried (8-0).

7. Presentation by New Bern Preservation Foundation on 1772 Foundation Planning Grant

Mr. Richard Parsons of 213 Hancock Street serves as the president of the New Bern Historic Preservation Foundation and stood to address the Commission. Mr. Parsons stated that a revolving fund has been put in place within the organization and it was identified that the Commission could possibly be of assistance to the organization. Mr. Parsons stated that the revolving fund could assist with moving homes and housing rehabilitation.

Mr. Parsons stated that more information could be found online about the 1772 Foundation Planning Grant and a potential partnership could be developed between the organization and the Commission.

8. Working Groups Report

Health and Wellness Working Group: Commissioner Sharon Bryant presented the Health and Wellness Report on behalf of Commissioner Tabari Wallace. Commissioner Bryant shared that Commissioner Wallace had met with City Staff and Mr. Reggie Jones on May 24, 2023, to discuss what entities will run the Health and Wellness Center, along with legal ramifications related to the center and the conveyance of the property to the City of New Bern with deed restrictions.

The Commission entered discussion regarding the conveyance of property. The Commission proposed questions regarding if the Commission would be able to convey the property but still be involved in overseeing the center. Attorney Jaimee Bullock-Mosley explained that the deed restriction limits the usage of the property to be used as a health center. Attorney Bullock-Mosley explained that a formalized document could be created between the Commission and the City.

The Commission continued to deliberate and suggested that there be a meeting with City staff and commissioners for a resolve.

The Commission agreed to set a special meeting in the coming weeks to discuss details of this agenda item.

Housing Working Group: Commissioner Beth Walker stated that an appraisal is needed for 911 Eubanks Street. Commissioner Walker stated that an inspection is anticipated for the upcoming Friday. Commissioner Walker made a motion to approve the appraisal cost of \$1200 to be paid by the Commission for the 911 Eubanks property. This motion was seconded by Commissioner Parham and unanimously carried (8-0). The Commission moved forward to discuss the potential sale of 911 Eubanks Street. After much deliberation, the Commission built consensus around moving forward with donating the property to a nonprofit that will provide benefit for a low-moderate income family. Additionally, Commissioner Steve Strickland made a motion for power bills at the property to be paid from the Commission's general fund while the Commission retains the home. This motion was seconded by Commissioner Parham and unanimously carried (8-0). Commissioner Walker stated that the Housing Working Group had been looking at developing the lots together at 203 and 207 Jones Street. The Commission gave staff direction to provide administrative assistance with the bid process for the properties. Additionally, a motion was made by Co-Chair Peregoy for the Commission to pay surveying invoices related to the properties as included in the agenda packet. This motion was seconded by Commissioner Beth Walker and unanimously carried (8-0).

Neighborhood Working Group: Commissioner Leander Morgan thanked the Commission for their efforts in maintaining neighborhood cleanliness. Commissioner Morgan expressed trash improvements have been seen in the Redevelopment areas. Commissioner Morgan stated that, while improvements have been made, it is still very important for the community to see the Commission active and showing efforts to remain engaged with residents.

9. Staff's Report

Assistant City Manager, Marvin Williams, introduced the Commission to the interim executive director (title should have been consultant), Mr. Zeb Hough. Mr. Hough stood to address the Commission and expressed excitement to join the Commission in partnership.

10. New Business

Chair Lee announced that this is her last meeting and completion of her term as Chair of the Commission. Chair Lee thanked the Commission for allowing her to serve.

This meeting adjourned at 7:32pm.

Date approved: _____

Zeb Hough, Interim Executive Director

Attest: _____

D'Aja Fulmore, Recording Secretary

Agenda Item Title: 817 Murray Street Presentation

Date of Meeting: 8/9/2023	Presenter: Justin Beck
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Justin Beck would like to make a presentation at the RDC's August 9th meeting about his plans for this property. He desires to build a single-family residence that he will occupy. Mr. Beck has paid his bid deposit. As the property is owned by the county and the city, Mr. Beck is looking for the commission's recommendation for the Board of Aldermen.
Actions Needed by Board:	Discussion
Backup Attached:	Parcel information Beck Offer to purchase
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

Craven County Geographic Information System



Craven County does NOT warrant the information shown on this page and
should be used ONLY for tax assessments purposes. Page generated on 7/20/2023 at 10:11:12 AM

PARCEL ID : 8-007 -150

Owner :	CRAVEN COUNTY & NEW BERN-CITY		
Mailing Address :	406 CRAVEN ST NEW BERN, NC 28560		
Address of Property :	817 MURRAY ST		
Subdivision :			
Property Description :	LOT 166 & 167 PAVIETOWN		
Assessed Acreage :	0.224		
Deed Book Page :	3518 1565	Deed Recording Date :	11 6 2017
Land Value :	\$7,800	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$7,800	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
11/6/2017 3518-1565	NIXON, WILLIAM A HRS	CRAVEN COUNTY & NEW BERN- CITY	STRAIGHT TRANSFER	\$4,500

Buildings or improvements where not found on this parcel.

NORTH CAROLINA

Craven County

OFFER TO PURCHASE AND CONTRACT

JUSTIN ELIJAH BECK, as Buyer, hereby offers to purchase and **Craven County and the City of New Bern**, collectively 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: 817 MURRAY ST

Subdivision Name: NONE

Tax Parcel ID No.: B-007-150

Plat Reference: 20475

Being all of that property more particularly described in Deed Book 3518, Page 1565 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$ 39,000 and shall be paid as follows:

(a) \$ 5,000 ~~2,000~~, 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) \$ 34,000 ~~37,000~~, 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. 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 Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to JUSTIN ELIJAH BECK.

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 JB Seller Initials _____

Agenda Item Title: Housing Workgroup Report

Date of Meeting: 8/9/2023	Presenter: Kip Peregoy
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Discuss the last meeting of the housing work group
Actions Needed by Board:	Discussion and vote
Backup Attached:	Housing Workgroup report
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

Housing Workgroup Meeting

7/27/2023

- We discussed the request of Jackie London to purchase 1305 Main St. The property is owned by the RDC. The request was originally made in October of 2022 and has never been looked at since an offer has never been formally made with the City Clerk. We directed Zeb to contact Ms. London to go through the process to make an offer with appropriate deposit. Once this is done, we can follow the process for the sale of the property.
- Justin Beck has made an offer to purchase 817 Murray St. which is owned by the City /County. Although the process has been initiated, Mr. Beck has not made a presentation to the Commission of his plans for the property. We directed Zeb to ask Mr. Beck to come to the next meeting to make a presentation.
- We discussed the presentation of Kurtis Stewart to purchase 1101 Main Street. The property is owned by the City. We recommend that the Commission request the property be transferred to the RDC so that protective covenants can be attached to the property. Covenants could include restricting the property to residential use and a construction timeline like those applied to the sale of property to Charles Diggs.
- We had updates on several projects:
 - The Charles Diggs sale is set to close very soon. The Commission will need to approve a resolution recommending the sale to the Board of Aldermen
 - The transfer of 911 Eubanks and related transfer of the RDC lots across the street was discussed and supported by the HWG. Resolution should be added to the August agenda.
 - The Jones Street project is in the hands of the city for distribution and solicitation of bids.
 - We discussed the proposed changes to the existing purchasing process submitted at the last meeting. There was not a consensus whether the change was good or bad. There was concern that there may not be sufficient time for fact gathering prior to the meeting and political influence factor may enter the process. Recommend discussion with entire Commission at the August meeting.

Agenda Item Title: Update of the current landscape of the Redevelopment Area.

Date of Meeting: 8/9/2023	Presenter: Leander Morgan
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Commission Morgan would like to make note that the Ground-breaking for Stanley White Recreation Center took place on Friday Aug 4, and the infrastructure project on Main, Raleigh, Williams and Washington street has been started and the roads have been resurfaced.
Actions Needed by Board:	
Backup Attached:	
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

Agenda Item Title: 209 Bryan and 821 West Street Resolution

Date of Meeting: 8/9/2023	Presenter: Kip Peregoy
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	Mr. Charles Diggs emailed staff to get an update on his purchase of 209 Bryan Street and 812 West Street. The notices of upset bids was advertised in the New Bern Sun Journal on Saturday, July 15, 2023. Any interested person had until July 25, 2023 (10 days) to upset the initial bid. No additional bids were made.
Actions Needed by Board:	209 Bryan St. and 821 West St. are on the agenda for August 9th. Attached are two resolutions—one for each property. At the August meeting, the RDC may consider adopting resolutions approving the sale of the respective properties.
Backup Attached:	Resolution
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes: If the resolutions pass, signed copies need to be forwarded to Brenda by COB on Friday, August 11th for inclusion in the Board of Aldermen's agenda package. The sale cannot be effectuated until the BOA approves the sale.

RESOLUTION

WHEREAS, the Redevelopment Commission of the City of New Bern desires to sell the real property located at 209 Bryan Street more particularly identified as Craven County parcel identification number 8-011-177 (“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 \$5,650.00 by Charles E. Diggs, Jr. and Cecelia M. DiCarlo of 1910 Flatrock Street, Winston-Salem, North Carolina 27107; that no increased bids were received, and the Commission deems it advisable to sell the subject property to the successful bidders for the bid amount of \$5,650.00, and to convey said property by quitclaim deed subject to certain restrictive covenants, conditions and restrictions; and

WHEREAS, Mr. Diggs and Ms. DiCarlo desire to acquire the subject property in order to construct a single family residence; 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 2 of the Redevelopment Plan is to improve the appearance and quality of housing stock in the redevelopment district boundary area; 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 Charles E. Diggs, Jr. and Cecelia M. DiCarlo in the sum of \$5,650.00 for said parcel bearing the postal enumeration for the City of New Bern of 209 Bryan Street, and being more particularly described herein, be and the same is hereby accepted.

RESOLUTION

WHEREAS, the Redevelopment Commission of the City of New Bern desires to sell the real property located at 821 West Street more particularly identified as Craven County parcel identification number 8-007-225 (“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 \$3,000.00 by Charles E. Diggs, Jr. and Cecelia M. DiCarlo of 1910 Flatrock Street, Winston-Salem, North Carolina 27107; that no increased bids were received, and the Commission deems it advisable to sell the subject property to the successful bidders for the bid amount of \$3,000.00, and to convey said property by quitclaim deed subject to certain restrictive covenants, conditions and restrictions; and

WHEREAS, Mr. Diggs and Ms. DiCarlo desire to acquire the subject property in order to construct a single family residence; 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 2 of the Redevelopment Plan is to improve the appearance and quality of housing stock in the redevelopment district boundary area; 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 Charles E. Diggs, Jr. and Cecelia M. DiCarlo in the sum of \$3,000.00 for said parcel bearing the postal enumeration for the City of New Bern of 821 West Street, and being more particularly described herein, be and the same is hereby accepted.

Agenda Item Title: Chair and Vice Chair Vote

Date of Meeting: 8/9/2023	Presenter: Click or tap here to enter text.
Department: Redevelopment Commission	Person Submitting Item:

Explanation of Item:	August is the month that the commission votes into office new officers. Each Commissioner will receive a ballot. Once discussion is complete, ballots will be counted by staff and a new chair and vice chair will be announced.
Actions Needed by Board:	Discussion and vote
Backup Attached:	Ballot
Is item time sensitive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Notes:

Redevelopment Commission Chair and Vice Chair

08/09/23

Chair

- ☐ Beth Walker
- ☐ Julius Parham

Vice Chair

- ☐ Julius Parham
 - ☐ Kipp Peregoy
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