

Commission Members

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



NEW BERN

CITY OF NEW BERN

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

Chair

Tharesa Lee

Vice-Chair

Kip Peregoy

Executive Director

Catrechia McCoy Bowman

Ex-Officio Members

Rick Prill

Barbara Best

Hazel Royal

AMENDED

Wednesday September 14, 2022, 6:00 p.m.

Development Services Conference Room

303 First Street New Bern, NC 28562

START	6:00 p.m.	
1.	Agenda Item: Welcome & Call to Order, Roll Call, Guiding Principles	Agenda Item Completed:
	Presenter: Kip Peregoy, Vice-Chair	Estimated Time: 5 min
2.	Agenda Item: Public Comment	Agenda Item Completed:
	Presenter: Kip Peregoy, Vice-Chair	Estimated Time:
	Limit 4 minutes per speaker	
3.	Agenda Item: Approval of Minutes	Agenda Item Completed:
	Presenter: Kip Peregoy, Vice-Chair	Estimated Time: 5 min
	Goal: Share Info Obtain Input <u>Make Decisions</u>	Formal Approval Needed? <u>Yes</u> No
	Supporting Materials: Minutes from the August 10, 2022, Regular Meeting are provided for review and approval.	
4.	Agenda Item: Introduction of new Executive Director Catrechia McCoy Bowman	Agenda Item Completed:
	Presenter: Kip Peregoy, Vice-Chair	Estimated Time: 10 min
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? Yes No
	Background Information: Ms. Bowman comes to us from Leland, NC, where she started her career with the Wilmington Housing Authority. She has extensive experience in the public sector including housing services, strategic planning, fiscal management, state and federal funding, and resource development. Some of Ms. Bowman's previous roles have included case manager, resident services director, HR consultant,	

	housing development manager and assistant vice president of asset management and operation.	
5.	Agenda Item: Presentation by Vincent Thompson regarding his request to purchase 513 First Avenue, 515 First Avenue and 512 Second Avenue.	Agenda Item Completed:
	Presenter: Vincent Thompson	Estimated Time: 10 min
	Goal: <u>Share Info</u> <u>Obtain Input</u> Make Decisions	Formal Approval Needed? <u>Yes</u> No
	Background Information: Mr. Vincent Thompson is interested in the property owned jointly by the City and County.	
	Supporting Materials: Map and Policy for the Purchase of City and/or County Owned Properties in the Redevelopment Area	
	Action Items:	
6.	Agenda Item: Consider Adopting a Resolution authorizing the Vice Chairman to sign the Authorization for property Access with WithersRavenel, Inc. on behalf of the Commission.	Agenda Item Completed:
	Presenter: Matt Schelly	Estimated Time: 15 min
	Goal: <u>Share Info</u> Obtain Input <u>Make Decisions</u>	Formal Approval Needed? <u>Yes</u> No
	Background Information: The Access Authorizations are needed for these properties within the project limits to allow WithersRavenel & the permitting agencies to access the property to verify the limits of the wetlands and “stream” for delineation purposes only.	
	Supporting Materials: Access Authorization form	
	Action Items: Adopt a Resolution.	
7.	Agenda Item: Working Group Reports	Agenda Item Completed:
	Presenter: Working Groups	Estimated Time: 15 min
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? Yes <u>No</u>
	Background Information: Working Group Reports from: Health, Housing, and Neighborhood.	
	Supporting Materials:	
	Action Items: Give direction to staff regarding the rezoning of 910 & 914 Bloomfield Street	

8.	Agenda Item: Set a date for Strategic Planning Session review and update.	Agenda Item Completed:
	Presenter: Kip Peregoy, Vice-Chair	Estimated Time: 15 min
	Goal: <u>Share Info</u> <u>Obtain Input</u> <u>Make Decisions</u>	Formal Approval Needed? Yes <u>No</u>
	Background Information: The Commission held a strategic planning session back in February 2021 for a 12-month workplan to redevelop the Five Points District. With our new executive director on board, it's time to schedule the next session to assess progress and discuss future planning.	
	Supporting Materials:	
	Action Items:	
9.	Agenda Item: Closed Session (If needed)	Agenda Item Completed:
	Presenter: Kip Peregoy, Vice-Chair	Estimated Time: 15 min
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? Yes <u>No</u>
	Background Information:	
	Supporting Materials:	
	Action Items:	
10.	Adjournment	
Next Meeting: October 12, 2022		



Redevelopment Commission Property for Review



Property
Site

Current Owner(s): Craven Co. & City of New Bern
Addresses: 513/515 First Ave; 512 Second Ave,
Acres: 0.218 Ac. Total
Parcel ID: 8-012-A-224, 225, 230
Current Use: Vacant



1 inch = 40 feet

0 20 40 80 Feet

Imagery 2021

NCCGIA, NCSTH Board

**Purchase of City and/or County Owned Properties
in the Redevelopment Area**

1. Interested party contacts the City Clerk.
2. City Clerk notifies the RDC Chair.
3. RDC Chair contacts the potential buyer to inform them of the process and gather additional information regarding their intended use.
4. Staff contacts potential buyer to inform them of the meeting date for buyer's presentation to the RDC. Staff will discuss what the presentation may entail.
5. Chair refers the request to the housing working group.
6. Staff compiles necessary documents for the agenda packet (i.e. GIS maps, flood maps, etc.)
7. Purchaser makes presentation to RDC regarding their intended use and/or redevelopment plan.
8. Housing working group assess the following:
 - a. Whether the property is or could be useful to the RDC
 - b. Whether the potential buyer's intended use is consistent with the redevelopment plan
 - c. Whether the local government should convey the property to the RDC for application of restrictive covenants.

Housing work group makes a recommendation to the RDC.

9. Staff requests resolutions from City Attorney's office to recommend to the Board of Aldermen to initiate the upset bid process *OR* to request the property be conveyed to the RDC.
10. Staff compiles necessary documents for the agenda packet (i.e. resolution, recommendation of housing work group, etc.)
11. RDC discusses the request during an open meeting. RDC adopts a resolution to either recommend to the Board of Aldermen to initiate the upset bid process *OR* to request the property be conveyed to the RDC.
12. Chair signs the approved resolution.
13. Staff forwards the signed resolution to the City Clerk within 2 business days. Staff instructs potential buyer to contact the City Clerk to make an offer to purchase and pay the required deposit.

Purchase of Redevelopment Commission Owned Properties¹

1. Potential buyer contacts RDC Chair. Chair inquires as to buyer's intended use and instructs the potential buyer about where s/he can find the offer to purchase form.
2. Potential buyer completes an offer to purchase form and pays a 5% deposit on the predetermined minimum bid price to the City Clerk.
3. City clerk notifies staff of receipt of offer to purchase and required deposit.
4. Staff contacts potential buyer to inform them of the meeting date for buyer's presentation to the RDC. Staff will discuss what the presentation may entail.
5. Staff compiles necessary documents for the agenda packet (i.e., GIS maps, flood maps, photographs, drawings, etc.)
6. Potential buyer presents intended use at a regular RDC meeting.
7. Housing working group conducts a meeting to assess the following:
 - a. Whether the property is or could be useful to the RDC.
 - b. Whether the potential buyer's intended use is consistent with the redevelopment plan.
 - c. Whether any restrictive covenants are necessary.Housing working group makes a recommendation to the RDC.
8. Staff requests a resolution from City Attorney's office to initiate the upset bid process.
9. Staff publishes supporting documents and resolution in the agenda packet.
10. RDC meets to discuss the recommendation of the housing work group. RDC votes during an open meeting to adopt the resolution authorizing the sale of the property to the final, highest bidder with or without restrictive covenants. (Note: RDC can reject any and all offers.) Chair signs the offer to purchase on behalf of Seller.
 - a. If the resolution does not pass, the City Clerk returns the deposit.
 - b. If the resolution passes, Assistant City Attorney publishes the required notice in the Sun Journal.
11. At the end of the upset bid process, the City Clerk informs staff and Assistant City Attorney of the final, highest bidder.
12. Assistant City Attorney prepares a resolution authorizing the sale of the property to final, highest bidder and forwards it to Staff.

¹ NOTE: The Redevelopment Commission can reject any and all offers.

13. RDC votes during an open meeting to adopt the resolution authorizing the sale of the property to the final, highest bidder with or without restrictive covenants. (Note: RDC can reject any and all offers.) Chair signs the offer to purchase on behalf of Seller.
14. Staff forwards the signed resolution authorizing the sale of the property to the City Clerk.
15. City Clerk includes the signed resolution in the Board of Aldermen's next agenda packet.
16. The Board of Aldermen votes to adopt a resolution approving the sale.
17. RDC Chair and Vice Chair sign the quitclaim deed and lien waivers.
18. City Attorney's office, in consultation with the City Clerk, schedule a closing within 30 days of approval by the Board of Aldermen.



Redevelopment Commission Property for Review



Property
Site

Current Owner(s): Craven Co. & City of New Bern
Address: 520 Rountree St
Acres: 0.064
Parcel ID: 8-008-060
Current Use: Vacant



1 inch = 40 feet

0 20 40 80 Feet

Imagery 2021

**Purchase of City and/or County Owned Properties
in the Redevelopment Area**

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RESOLUTION

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

That the Authorization for Property Access, by and between the Redevelopment Commission of the City of New Bern and WithersRavenel, Inc., a copy of which is attached hereto and incorporated herein by reference, be and the same is hereby approved, and the Vice Chairman is hereby authorized and directed to execute the same in duplicate for and on behalf of the Commission.

ADOPTED THIS 14TH DAY OF SEPTEMBER, 2022.

KIP PEREGOY, VICE CHAIRMAN

CATRECIA MCCOY BOWMAN, EXEC. DIRECTOR

AUTHORIZATION FOR PROPERTY ACCESS

The undersigned owner(s), **The Redevelopment Commission of the City of New Bern, North Carolina**, do(es) hereby authorize WithersRavenel, Inc. to access the following parcels in New Bern, NC for the purpose of environmental regulatory agency review (US Army Corps of Engineers, NC Division of Water Quality, NC Division of Coastal Management, US Fish and Wildlife Service, local Municipalities, etc.) and approvals (i.e. wetland delineation, stream/buffer determination, environmental permitting, etc.) at the request of the contract purchaser:

Duffyfield Stormwater Project, which consists of 39 parcels, 10 of which are jointly owned or managed by the City of New Bern and Craven County, North Carolina, located between East Rose Street to Sampson Street in New Bern, Craven County, NC (see attached Parcel Exhibit).

<u>Parcel ID</u>	<u>Owner</u>	<u>Address</u>
8-006 -094	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -095	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -179	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -180	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -181	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -182	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -183	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -184	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -185	Redevelopment Commission of The City of New Bern	Not Assigned
8-006 -186	Redevelopment Commission of The City of New Bern	Not Assigned

This authorization does not bind the current property owner(s) to financial responsibility for services rendered on the subject property by WithersRavenel, Inc.

This agreement shall continue in effect until completion/termination of the purchase contract for the subject property.

Contract Purchaser's Agent Info:

For the Redevelopment Commission of the City of
New Bern

Date: _____

WithersRavenel, Inc.

Name – (*Print*) Title

115 MacKenan Drive

Signature

Cary, NC 27511

Mailing Address

Tel. (919)-469-3340

City State Zip

Phone: _____

Email: _____

MAP INDEX NUMBER	PARCEL ID	LISTED OWNER	RESTRICTIONS		
			HMGF (FEMA)	DISASTER RELIEF INITIATIVE	REDEVELOPMENT COMMISSION
4	8-006 -059	CITY OF NEW BERN	X		
5	8-006 -060	CRAVEN COUNTY & CITY OF NEW BERN			
6	8-006 -062	CHARLIE KEYS HEIRS			
7	8-006 -063	CITY OF NEW BERN	X	X	
8	8-006 -064	CITY OF NEW BERN	X		
9	8-006 -065	CITY OF NEW BERN	X		
26	8-006 -080	CITY OF NEW BERN	X		
27	8-006 -081	CITY OF NEW BERN	X		
28	8-006 -083	CITY OF NEW BERN	X		
29	8-006 -084	CITY OF NEW BERN	X	X	
30	8-006 -086	CITY OF NEW BERN	X		
31	8-006 -087	CRAVEN COUNTY & CITY OF NEW BERN			
32	8-006 -088	CITY OF NEW BERN	X	X	
33	8-006 -089	CITY OF NEW BERN	X	X	
34	8-006 -090	CITY OF NEW BERN	X		
35	8-006 -091	CITY OF NEW BERN	X		
36	8-006 -093	CITY OF NEW BERN	X	X	
37	8-006 -094	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
38	8-006 -095	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
109	8-006 -175	CITY OF NEW BERN	X	X	
110	8-006 -176	CITY OF NEW BERN	X		
111	8-006 -177	SANDERSON HOLDINGS, LLC			
112	8-006 -178	SANDERSON HOLDINGS, LLC			
113	8-006 -179	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
114	8-006 -180	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
115	8-006 -181	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
116	8-006 -182	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
117	8-006 -183	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
118	8-006 -184	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
119	8-006 -185	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
120	8-006 -186	REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN			X
121	8-006 -187	CRAVEN COUNTY & CITY OF NEW BERN			
125	8-006 -192	CRAVEN COUNTY & CITY OF NEW BERN			
217	8-006 -405	GLORIA JACKSON, ET AL			
126	8-006 -193	CITY OF NEW BERN	X	X	
127	8-006 -198	CITY OF NEW BERN	X	X	
128	8-006 -199	CITY OF NEW BERN	X		
129	8-006 -200	CITY OF NEW BERN	X		
213	8-006 -393	CITY OF NEW BERN	X	X	

**DUFFYFIELD COMMUNITY
STORMWATER ENHANCEMENTS**

PARCEL OWNERSHIP & POSSIBLE DEED RESTRICTIONS TO DEVELOPMENT

