

*Commission Members*

Sarah Proctor  
Beth Walker  
Sharon Bryant  
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

*Co-Chair*

Kip Peregoy

*Ex-Officio Members*

Rick Prill  
Barbara Best  
Hazel Royal

**MEETING AGENDA**  
**May 10, 2023, 6:00 P.M.**  
**City Hall Courtroom**  
**300 Pollock Street**

1. Call to order and Welcome.
2. Roll Call.
3. Approve the Agenda.
4. Guiding Principles
5. Public Comments (limit of 4 minutes)
6. Consider Adopting a Resolution requesting the Board of Aldermen allocate funds appropriated for the Executive Director's salary to the Redevelopment Commission.
7. Discussion on 203 and 207 Jones Street, which are also proposed parcel Lots A, B & C fronting on Walt Bellamy Drive.
8. Discussion on the status of 911 Eubanks Street.
9. Working Group Report.
  - Health and Wellness Center Work Group
  - Housing Work Group
  - Neighborhood Work Group
10. New Business.
11. Closed Session
12. Adjourn.

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

# 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*

# AGENDA ITEM COVER SHEET



## Agenda Item Title:

Consider Adopting a Resolution requesting the Board of Aldermen allocate funds appropriated for the Executive Director's salary to the Redevelopment Commission.

<b>Date of Meeting:</b> 5/10/2023	<b>Presenter:</b> Tharesa Lee, Chair
<b>Department:</b> Redevelopment Commission	<b>Person Submitting Item:</b>

<b>Explanation of Item:</b>	With the recent resignation of the Executive Director the Commission discussed the possibility of requesting the funds allocated for that salary be moved to the Redevelopment Commission during the Commission's May 1, 2023, special meeting. The Commission voted unanimously to continue the discussion of this agenda item to the May 10, 2023, regular meeting.
<b>Actions Needed by Board:</b>	Consider Adopting Resolution Motion _____ Seconded _____
<b>Backup Attached:</b>	Resolution
Is item time sensitive? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Notes:**

**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 requests the Board  
of Aldermen of the City of New Bern allocate funds previously appropriated for the salary of the  
Executive Director of the Redevelopment Commission to the Redevelopment Fund.

ADOPTED THIS 10<sup>th</sup> DAY OF MAY, 2023.

\_\_\_\_\_  
THARESA LEE, CHAIRPERSON

\_\_\_\_\_  
KIP PEREGOY, VICE CHAIRMAN

## AGENDA ITEM COVER SHEET

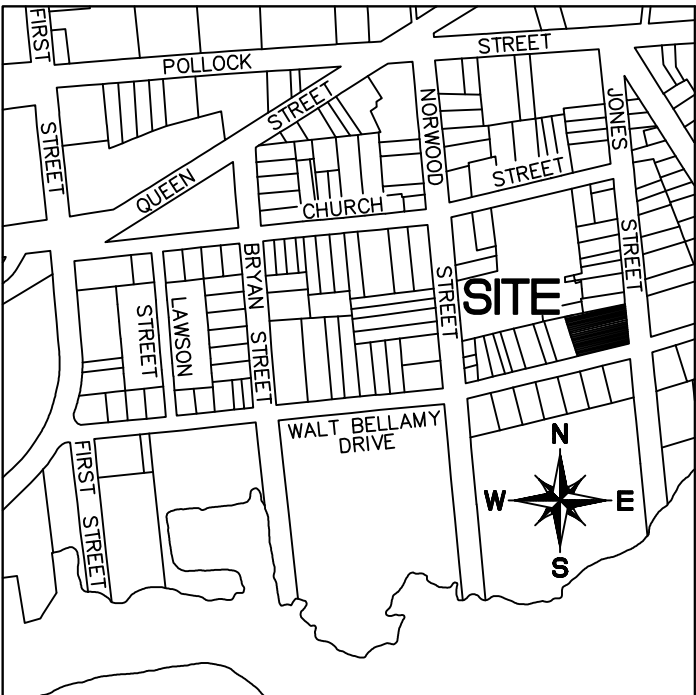
### Agenda Item Title:

Discussion on 203 and 207 Jones Street, which are also proposed parcel Lots A, B & C fronting on Walt Bellamy Drive.

<b>Date of Meeting:</b> 5/10/2023	<b>Presenter:</b> Tharesa Lee, Chair
<b>Department:</b> Redevelopment Commission	<b>Person Submitting Item:</b>

<b>Explanation of Item:</b>	A discussion needs to be held to determine how the Commission wishes to move forward with construction of the three homes. The following items are suggested topics: Additional bids will be needed for the construction of the three homes, design plans for the homes, income guidelines, and how the homes will be sold.
<b>Actions Needed by Board:</b>	Hold discussion
<b>Backup Attached:</b>	Recombination plat showing 203 and 207 Jones Steet and a three-lot minor subdivision plat showing the proposed parcels as Lots A, B & C fronting on Walt Bellamy Drive.
<b>Is item time sensitive?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	

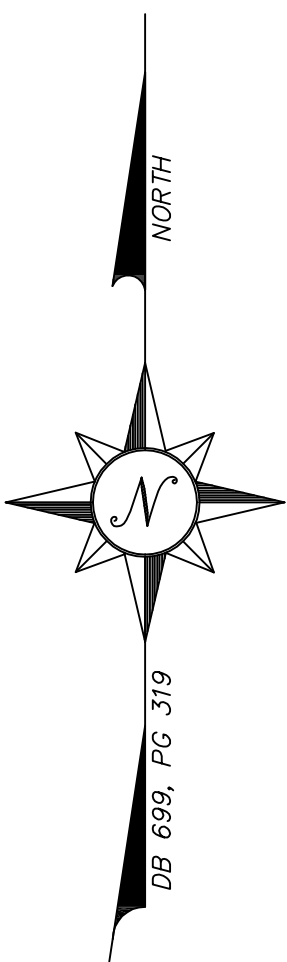
**Additional Notes:**



VICINITY MAP - NOT TO SCALE

**TOTAL AREA**

15,440.68 SQ FT  
0.35+ ACRES



THIS RECOMBINATION OF EXISTING PARCELS IS EXEMPT FROM THE CITY OF NEW BERN SUBDIVISION ORDINANCE.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_

DATE \_\_\_\_\_

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE CITY OF NEW BERN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RECOMBINATION OF LOTS AS PER THIS PLAT WITH MY (OUR) FREE CONSENT.

\_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_

OWNER(S) \_\_\_\_\_

**NOTES**

1. ALL DISTANCES ARE HORIZONTAL GROUND U.S. SURVEY FEET.
2. NO GRID MONUMENT FOUND WITHIN 2000' OF THIS SURVEY.
3. THE SOURCE OF TITLE OF THESE PROPERTYS IS DEED BOOK 3679 PAGE 1464 AT THE CRAVEN COUNTY REGISTER OF DEEDS OFFICE.
4. PROPERTY LINES SHOWN AS DASHED WERE NOT SURVEYED.
5. THIS PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONE: ZONE X (MINIMAL FLOOD RISK) CITY OF NEW BERN, COMMUNITY NUMBER 370074, MAP NUMBER 3720548900K, PANEL 5489, SUFFIX K, EFFECTIVE DATE: JUNE 19, 2020.

**SURVEYOR CERTIFICATION**

--A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

--B. THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

--C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE.

2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR;

3. THAT THE SURVEY IS A CONTROL SURVEY.

☒ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

--E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR US UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

N/F  
CLINTON CHAPEL  
AMEZ CHURCH  
[1015 CHURCH STREET]  
DB 3379 PG 359  
PARCEL ID: 8-009-025

N/F  
TERRI JONES  
[209 JONES STREET]  
DB 3679 PG 1430  
PARCEL ID: 8-009-036

N/F  
REDEVELOPMENT COMMISSION OF  
THE CITY OF NEW BERN  
[207 JONES STREET]  
DB 3679 PG 1464  
PARCEL ID: 8-009-037

N/F  
REDEVELOPMENT COMMISSION OF  
THE CITY OF NEW BERN  
[203 JONES STREET]  
DB 3679 PG 1464  
PARCEL ID: 8-009-038

N/F  
ADRIANNE HEIRS  
[1016 WALT BELLAMY DRIVE]  
DB 1575 PG 22  
PC F SLD 129-E  
PARCEL ID: 8-009-039

WALT BELLAMY DRIVE  
50' PUBLIC PAVED R/W

JONES STREET  
60' PUBLIC PAVED R/W

N80°31'33"E  
32.61'

S81°35'00"W

137.92'

S65°58'20"E  
35.51'

N82°42'41"E

160.51'

EIP DIST

S00°17'57"E  
102.91'

EIP

EMN

EMN

STATE OF NORTH CAROLINA, CRAVEN COUNTY

I, JOSEPH T. CHANCE, PLS L-3666, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

PROFESSIONAL LAND SURVEYOR, L-3666

FILED FOR REGISTRATION AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_.

REGISTER OF DEEDS OF CRAVEN COUNTY

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

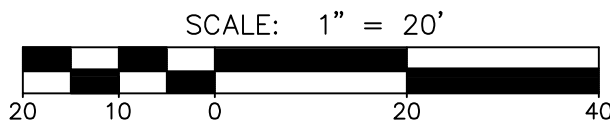
I, \_\_\_\_\_, REVIEW OFFICER OF CRAVEN COUNTY,  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION  
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

**LEGEND**

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
EPK	EXISTING PK NAIL
EMN	EXISTING MAG. NAIL
SMN	SET MAGNETIC NAIL
SIR	SET IRON ROD
NPS	NO POINT SET
TPN	TAX PARCEL NUMBER
R/W	RIGHT of WAY
DB	DEED BOOK
PG	PAGE
N/F	NOW or FORMERLY
SQ FT	SQUARE FEET



FIRM LICENSE NO. C-3662

Chance & Associates Inc.  
Professional Land Surveying  
Joseph T. Chance, PLS  
1009 Basil Drive  
New Bern, NC 28562  
Phone: (252) 636-9540  
josephthchance@reagan.com  
SDG - To God alone be the glory

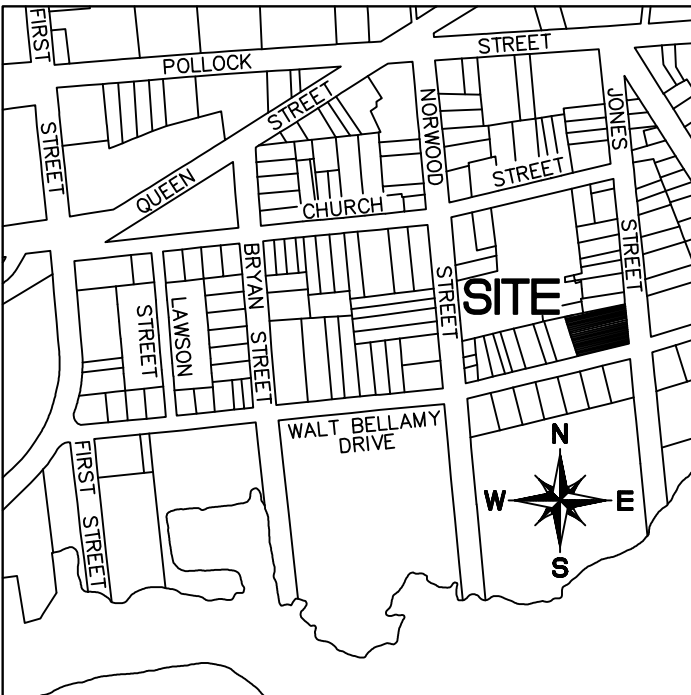


DATE: \_\_\_\_\_

**RECOMBINATION SURVEY**  
for the  
**REDEVELOPMENT COMMISSION of the CITY of NEW BERN**  
**203 & 207 JONES STREET**  
TAX PARCEL NO's. 8-009-037 & 8-009-038  
CITY of NEW BERN - No. 8 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA  
APRIL 6, 2023  
SCALE: 1" = 20'

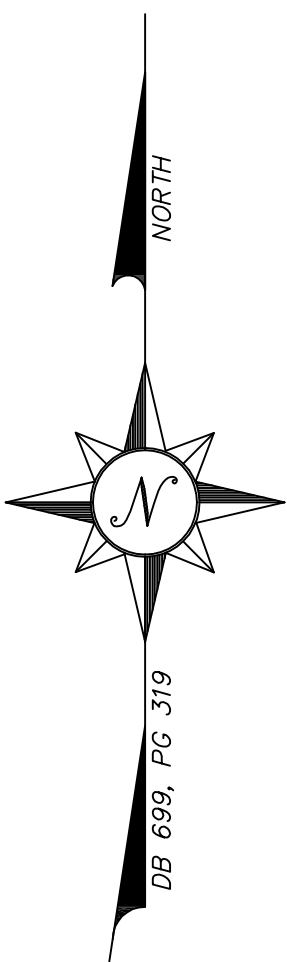
JOB NUMBER 044-WBD-012  
DWG NUMBER 001  
SHEET NUMBER 1 OF 1  
PROJECT SURVEYOR JTC  
SURVEYED BY JTC  
DRAWN BY JTC  
FIELD BOOK 059  
COMPUTER FILE 203-207 JONES ST RECOMBINATION.dwg





VICINITY MAP - NOT TO SCALE

**TOTAL AREA**  
15,440.68 SQ FT  
0.35+ ACRES



I HEREBY CERTIFY THAT THE MINOR SUBDIVISION, SHOWN ON THIS PLAT, DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, OR RIGHT-OF-WAY DEDICATION, NO ACCESS EASEMENTS, NO UTILITY EXTENSION; AND THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NEW BERN DIRECTOR OF PLANNING AND INSPECTIONS, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE SHOWN BELOW.

DIRECTOR OF PLANNING AND INSPECTIONS

DATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE CITY OF NEW BERN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION OF LOTS AS PER THIS PLAT WITH MY (OUR) FREE CONSENT.

DATE

OWNER(S)

N/F  
CLINTON CHAPEL  
AMEZ CHURCH  
[1015 CHURCH STREET]  
DB 3379 PG 359  
PARCEL ID: 8-009-025

N/F  
TERRI JONES  
[209 JONES STREET]  
DB 3679 PG 1430  
PARCEL ID: 8-009-036

N/F  
ADRIANNE HEIRS  
DAWSON HEIRS DRIVE  
[1016 WALT BELLAMY DRIVE]  
DB 1575 PG 22  
PC F SLD 129-E  
PARCEL ID: 8-009-039

**LOT C**  
4,808.35 SF  
0.11+ AC  
1006 WALT BELLAMY DRIVE

**LOT B**  
4,353.57 SF  
0.10+ AC  
1004 WALT BELLAMY DRIVE

**LOT A**  
6,279.59 SF  
0.14+ AC  
1002 WALT BELLAMY DRIVE

WALT BELLAMY DRIVE  
50' PUBLIC PAVED R/W

JONES STREET  
60' PUBLIC PAVED R/W

**NOTES**

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PROFESSIONAL LAND SURVEYOR, L-3666

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THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_  
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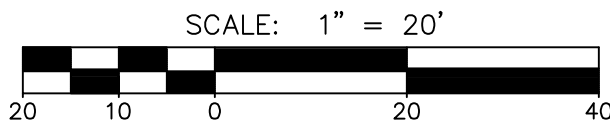
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REVIEW OFFICER

DATE

**LEGEND**

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1009 Basil Drive  
New Bern, NC 28562  
Phone: (252) 636-9540  
josephthchance@reagan.com  
SDG - To God alone be the glory



DATE: \_\_\_\_\_

**3 LOT SUBDIVISION SURVEY**  
for the  
**REDEVELOPMENT COMMISSION of the CITY of NEW BERN**  
**203 & 207 JONES STREET**  
TAX PARCEL NO's. 8-009-037 & 8-009-038  
CITY of NEW BERN - No. 8 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA  
APRIL 6, 2023  
SCALE: 1" = 20'

JOB NUMBER	044-WBD-012
DWG NUMBER	001
SHEET NUMBER	1 OF 1
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	059
COMPUTER FILE	203-207 JONES ST SUBDIVISION.dwg

## AGENDA ITEM COVER SHEET

### Agenda Item Title:

Discussion on the status of 911 Eubanks Street.

<b>Date of Meeting:</b> 5/10/2023	<b>Presenter:</b> Tharesa Lee, Chair
<b>Department:</b> Redevelopment Commission	<b>Person Submitting Item:</b>

<b>Explanation of Item:</b>	The home is approaching completion therefore the Commission needs discuss hiring an appraiser to determine the market value of the home and processing a change order proposal to increase the budget by \$8,000.00. During the inspection some deficiencies were identified that were not included in the original contract thus requiring a change order to increase the budget.
<b>Actions Needed by Board:</b>	Hold discussion
<b>Backup Attached:</b>	Change order proposal.
<b>Is item time sensitive?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Notes:**



The Third Property Development & Estate Investment Group LLC

THE THIRD



Property Development & Estate  
Investment Group LLC

Investment Group LLC  
Property Development & Estate

Change Order Proposal for deficiencies identified during Inspection that were not included in Contract Documents.

LABOR AND MATERIAL BREAKDOWN: Material description, rental tool(s), mileage, etc.	Amounts
Grading site inside and outside for foundation	
Brace frame to foundation from work not completed from another Firm to inspector's direction	
Install vapor barrier	
Subtotal	
Tax	
Balance Due	8,500
Payment on account / payment in full	

I have the authority to order the work outlined above.

Client's  
Signature

For The Third  
Property Development  
& Estate Investment  
Group LLC

Phone 252-624-1600  
E-mail: [the3rd\\_pdeig@icloud.com](mailto:the3rd_pdeig@icloud.com)  
Web site: [the3rdpdeig.com](http://the3rdpdeig.com)

## AGENDA ITEM COVER SHEET

### Agenda Item Title:

Working Group Reports.

<b>Date of Meeting:</b> 5/10/2023	<b>Presenter:</b> Kip Pergoy, WG Chair
<b>Department:</b> Redevelopment Commission	<b>Work Group Item:</b> <input type="checkbox"/> Health and Wellness Center <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Neighborhood

<b>Explanation of Item:</b>	Monthly Report
<b>Actions Needed by Board:</b>	N/A
<b>Backup Attached:</b>	Monthly Report
<b>Is item time sensitive?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Notes:**

# Housing Work Group Report

The Housing work Group met on Tuesday May 2. The following was discussed:

- Status of the 911 Eubanks St home
  - The home is approaching completion and Beth Walker will do the final punch list on the home.
  - We recommend that the bulk of the landscape allowance be used to install sod in the front yard.
  - Tharesa Lee will design a sign for installation in the yard.
  - We recommend that we hire an appraiser to value the home from a market approach, and Steve will value it from a cost approach.
  - There will be a change order for \$8000 to install tiedown straps and deal with moisture and fill material under the house.
- Jones St property
  - We will seek additional bids for construction of the homes on the 3 lots.
  - The Aldermen approved transferring \$547,000 of Alderman Asters ARP funds for the project.
  - Plat combining 203&207 into one lot have been recorded.
  - Plat subdividing the new lot into 3 lots has been recorded.
- W A St property
  - We recommend demolition of the 2 remaining homes at 710 W A St
  - We have an affidavit from the adjacent property owner to our 710 W A St parcel concerning the location of the property line between the parcels. The matter needs review by the Asst City Attorney as to its sufficiency from a legal perspective. If sufficient, it needs to be surveyed and recorded.
- Minimum Bid policy
  - We recommend that the current policy be limited to property on the surplus property list approved by the Commission. All other RDC property will be valued at the time of an inquiry.
- CDBG funds
  - We noted that the city approved \$70,000 for demolition of blighted structures. We should inquire if any of those funds could be used for the W A St structures.

# AGENDA ITEM COVER SHEET

## Agenda Item Title:

Closed Session.

<b>Date of Meeting:</b> 5/10/2023	<b>Presenter:</b> Tharesa Lee, Chair
<b>Department:</b> Redevelopment Commission	<b>Person Submitting Item:</b>

<b>Explanation of Item:</b>	Pursuant to NC General Statute § 143-318.11. Closed Sessions; if needed.
<b>Actions Needed by Board:</b>	Counter, Accept or Decline
	Time opened: _____ Time closed: _____ Time adjourned: _____
Is item time sensitive? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Notes:**