



TO: Wayne County Board of Commissioners

FROM: Chip Crumpler, Wayne County Manager

DATE: September 27, 2022

SUBJECT: Board of Commissioners Meeting – October 4, 2022

At 4:00 p.m., the Wayne County Board of Commissioners will meet for a briefing session and other matters in the Commissioners Meeting Room on the fourth floor of the Wayne County Courthouse Annex, located at 224 E. Walnut Street in Goldsboro, North Carolina.

The formal Wayne County Board of Commissioners meeting will begin at 5:00 p.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, North Carolina.

The public is invited to view the meeting livestream at www.waynegov.com.



THE GOOD LIFE. GROWN HERE.

WAYNE COUNTY BOARD OF COMMISSIONERS AGENDA
October 4, 2022 – 5:00 P.M.

PLEASE SILENCE YOUR CELLPHONES

CALL TO ORDER – Chairman Joe C. Daughtery

INVOCATION – Vice-Chairman George Wayne Aycock, Jr.

PLEDGE OF ALLEGIANCE – Vice-Chairman George Wayne Aycock, Jr.

APPROVAL OF MINUTES – September 20, 2022

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DISCUSSION/ADJUSTMENT OF AGENDA

SPECIAL PRESENTATIONS *Time Limit of 6 to 10 Minutes*

1. Motion to Adopt Resolution #2022-29: A Resolution Honoring the Life of Sergeant Matthew Ryan Fishman.
2. Motion to Adopt Resolution #2022-30: A Resolution Honoring the Heroic Actions of Deputy Alexander Ramon Torres.
3. Motion to Adopt Resolution #2022-31: A Resolution Honoring the Heroic Actions of Corporal Andrew Logan Cox.
4. Motion to Approve 2022 Fire Prevention Month Proclamation.
5. Motion to Approve 2022 Breast Cancer Awareness Proclamation.
6. Motion to Approve 2022 Industry Appreciation Month Proclamation.

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5:30 P.M. PUBLIC HEARING

1. To Receive Public Comments Regarding a Proposed Economic Development Incentive Grant to SunTree Snack Foods, LLC (Project Berry).

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(Following the Public Hearing, the Board of Commissioners may take action on the proposed incentive.)

RECESS THE BOARD OF COMMISSIONERS MEETING

CONVENE THE BOARD OF ADJUSTMENT

5:30 P.M. PUBLIC HEARING

1. To Receive Public Comments regarding a Variance Request.

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(Following the Public Hearing, the Board of Adjustment may take action on the variance request.)

ADJOURN THE BOARD OF ADJUSTMENT

RECONVENE THE BOARD OF COMMISSIONERS MEETING

CONSENT AGENDA

1. Application for Property Tax Exclusion.
2. Budget Amendments.
3. Motion to Approve the Sale of Surplus Properties at 900 N. Virginia Street and 901 N. Virginia Street, jointly owned with the City of Goldsboro, as requested by the City of Goldsboro.

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CONSENT AGENDA (continued)

4. Motion to Award Prequalified Vendors for the Wayne County Replacement Jail and Approval of the Bidding Process.

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NEW BUSINESS

1. Presentation on the ¼ Cent Local Sales Tax Option by Director of Public Affairs Joel Gillie.

PUBLIC COMMENTS

Each speaker will have a time limit of four (4) minutes.

COUNTY MANAGER'S REPORT

BOARD OF COMMISSIONERS COMMITTEE REPORTS AND COMMENTS

CLOSED SESSION

ADJOURNMENT

DENOTES ACTION REQUESTED

NORTH CAROLINA

WAYNE COUNTY

The Wayne County Board of Commissioners met on Tuesday, September 20, 2022, at 9:00 a.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, Goldsboro, North Carolina, after due notice thereof had been given.

Members present: Joe C. Daughtery, Chairman; George Wayne Aycock, Jr., Vice-Chairman; Barbara Aycock; Bevan Foster; Chris Gurley; Freeman Hardison, Jr.; and Antonio Williams.

Members absent: None

Briefing Session

During the scheduled briefing and prior to the regularly scheduled meeting, the Board of Commissioners held an advertised briefing session to discuss the items of business on the agenda.

The briefing began at 8:00 a.m. with County Manager Chip Crumpler reviewing the agenda.

Chairman Joe C. Daughtery made the following adjustments to the agenda:

- Add Budget Amendment #119 to the Consent Agenda.
- Add Change Order #2 for the Wayne Executive Jetport to New Business.

Assistant Finance Director Angie Boswell reviewed the Budget Amendments and answered questions from the board.

Planning Director Berry Gray reviewed the subdivision plats, the Board of Adjustment Public Hearing request, and the mutual agreement resolution with the City of Goldsboro.

Staff Attorney Andrew Neal reviewed the Lease of Surplus Property at 806, 834, 848, 874, 888, and 890 Bryan Boulevard, Goldsboro, NC; the sale of surplus property at 412 Walnut Street, Goldsboro; and the lease termination with Lamar Advertising.

Purchasing Manager Noelle Woods reviewed the scanning contract.

Human Resources Director Ginger Moore reviewed the Pay Classification update.

Recess

At 8:43 a.m., Chairman Joe C. Daughtery recessed the meeting of the Wayne County Board of Commissioners.

Call to Order

Chairman Joe C. Daughtery called the meeting of the Wayne County Board of Commissioners to order.

Invocation

Commissioner Freeman Hardison, Jr. gave the invocation.

Pledge of Allegiance

Chairman Joe C. Daughtery led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the minutes of the regularly scheduled meetings of the Board of Commissioners on August 16, 2022, and August 29, 2022.

Discussion/Adjustment of Agenda

The agenda was adjusted by the following:

- Add Budget Amendment #119 to Consent Agenda.
- Add Change Order #2 for the Wayne Executive Jetport under New Business.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved and authorized the adjusted agenda.

Motion to Approve the Louise Daly Shepard 100th Birthday Proclamation

Clerk to the Board Carol Bowden read the Louise Daly Shepherd Proclamation.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the Louise Daly Shepard 100th Birthday proclamation, attached hereto as Attachment A.

Update on 911 CAD Project by 911 Director Chris Barnes

911 Director Chris Barnes gave an update on the 911 CAD project and answered questions from the Board of Commissioners. Mr. Barnes stated the software was installed and training had begun. He said the "go live" was set for November but has been pushed back to January due to the trainer leaving the software company.

Update on the Eastern Carolina Council by Executive Director David Bone

Eastern Carolina Council Executive Director David Bone updated the Board of Commissioners on organizational changes and events with the Eastern Carolina Council, attached hereto as Attachment B, and answered questions from the Board.

Appointment Committee

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the reappointment of Dinorah Keith to the Latino Council.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the appointment of Danny VanDevender to the Pikeville Planning Board ETJ position.

Consent Agenda

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved and authorized the following items under the consent agenda:

1. Applications for Disabled Veteran Exclusion.
2. Applications for Elderly or Disabled Veteran Exclusion.
3. Application for Present Use Value.
4. Budget Amendments
 - a. Library - #63
 - b. Fremont Elementary School Capital Project Fund - #80
 - c. Services on Aging- #88
 - d. Library - #91
 - e. Economic Development - #98
 - f. Sheriff's Office - #99
 - g. Social Services - #101
 - h. Sewer - #104
 - i. Health Department - #106

- j. Health Department - #108
 - k. Sheriff's Office - #109
 - l. Services on Aging - #113
 - m. DSS - #114
 - n. JCPC - #115
 - o. American Rescue Plan Funds - #119
5. Motion to Approve Bryan Boulevard Property Lease for County-owned properties at 806, 834, 848, 874, 888, and 890 Bryan Boulevard, Goldsboro, NC, to Smart Investors Inc., 152 Great Oak Drive Hampstead, NC 28443, attached hereto as Attachment C.
 6. Motion to Approve the Arthur's Creek Subdivision, Section 1 Final Plat, as recommended by the Wayne County Planning Board, attached hereto as Attachment D.
 7. Motion to Approve the Fynloch Chase Subdivision, Section 1 Final Plat, as recommended by the Wayne County Planning Board, attached hereto as Attachment E.
 8. Motion to Approve the Grand Oaks Subdivision, Phase 2 Final Plat, as recommended by the Wayne County Planning Board, attached hereto as Attachment F.
 9. Motion to Approve the Massey Road Tract Preliminary Plat, as recommended by the Wayne County Planning Board, attached hereto as Attachment G.
 10. Motion to Approve the Wayne County Health Department Patient Fees, Eligibility & Bad Debt Write-Off Policy, attached hereto as Attachment H.
 11. Motion to Approve the Addition of Stonebridge Drive, Auburn Bay Drive, Villa Grey Court, and Aspen Ridge Drive in the Stonebridge Subdivision to the State Maintenance System, as requested by the NCDOT, attached hereto as Attachment I.
 12. Motion to Establish a Public Hearing on Tuesday, October 4, 2022, at 5:30 p.m., in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, NC. The purpose of the public hearing is to receive public comments regarding proposed economic development incentives for Project Berry, attached hereto as Attachment J.
 13. Motion to Establish a Board of Adjustment Public Hearing on October 4, 2022, at 5:30 p.m., in the Commissioners Meeting Room, 4th Floor of the Courthouse Atrium, 224 E. Walnut Street, Goldsboro, NC, for a requested 15' variance from the road right-of-way of Indian Springs Road and Sanderson Road, for property at 4002 Indian Springs Road in Indian Springs Township, attached hereto as Attachment K.
 14. Motion to Award the Contract for County-wide Document Imaging to Starpoint Global Services, as recommended by the Wayne County Purchasing Manager, attached hereto as Attachment L.
 15. Motion to Adopt Resolution #2022-33: A Resolution authorizing by mutual agreement between the City of Goldsboro and the County of Wayne to assign exclusive Planning and Development Regulation Jurisdiction from one to the other, attached hereto as Attachment M.
 16. Motion to Adopt Resolution #2022-34: A Resolution declaring Surplus Real Property at 412 E. Walnut Street, Goldsboro, and authorizing its sale, attached hereto as Attachment N.
 17. Motion to Adopt Resolution #2022-35: A Resolution Adopting the Forty-Third Amendment to the Position Classification and Pay Plan for Wayne County, North Carolina, and appropriate budget amendment, attached hereto as Attachment O.
 18. Motion to Adopt Resolution for the State ARPA Funds Application for the Jetport's Parking Lot Drainage Improvements Project for the Wayne Executive Jetport, attached hereto as Attachment P, and appropriate budget amendment.
 19. Motion to Terminate the Lease Agreement with Lamar Advertising for the billboard located at 800 Corporate Drive, Goldsboro, NC, attached hereto as Attachment Q.

Motion to Approve a Change in Convenience Center Site Hours for the Wayne County Landfill

Solid Waste Manager Randy Rogers explained the proposed change in Convenience Center Site hours, attached hereto as Attachment R, and answered questions from the Board.

Upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously approved the motion to change the Convenience Center Site Hours for the Wayne County Landfill.

Motion to Approve Task Order #4 of the Master Services Agreement Between the County of Wayne and CDM Smith, Inc. for the Wayne County DSS/HD Commissioning Services Project, and appropriate budget amendment

Special Projects Manager and IT Director Ryan Preble explained Task Order #4, attached hereto as Attachment S.

Upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously approved Task Order #4 of the Master Services Agreement between the County of Wayne and CDM Smith, Inc., for the Wayne County DSS/HD Commissioning Services Project, and appropriate budget amendment.

Motion to Approve Change Order #2 for the Wayne Executive Jetport Apron Pavement Rehabilitation, and appropriate budget amendment

County Manager Chip Crumpler explained the Change Order #2, attached hereto as Attachment T.

Upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously approve Change Order #2 for the Wayne Executive Jetport Apron Pavement Rehabilitation, and appropriate budget amendment.

Public Comments

No one signed up for public comments

County Manager's Report

County Manager Chip Crumpler had no report

Board of Commissioners Committee Reports and Comments

Commissioner Bevan Foster stated he had been on the Board for a year and a half and said it was taxing to not get simple answers or get issues on the agenda for minority citizens. He said did not know anything that has been done for the citizens in his district. He stated a lot was going on that people do not see and he did not know if it would get better.

Commissioner Barbara Aycock stated she spoke at the Fall Regional Clerk Academy and commended Clerk to the Board Carol Bowden and Deputy Clerk Kayla Whitfield for their hard work and dedication. Mrs. Aycock said she attended the ribbon cutting for the new school on Seymour Johnson AFB, as well as Chamber and GWTA meetings.

Commissioner Antonio Williams spoke of recent news stories regarding children being harmed by pedophiles. He said the county needs to focus on children and explain to them how to make the right decision.

Commissioner Freeman Hardison, Jr. had no comment.

Vice-Chairman George Wayne Aycock, Jr. stated he attended the ribbon cutting at the new school on base and spoke of his wife's health issues. He thanked everyone for their cards and help.

Chairman Joe C. Daughtery commended the state on the announcement for Project Berry and SunTree Foods and the investment of over \$10 million. He congratulated Wayne County Development Alliance.

Closed Session

At 9:52 a.m., upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously declared itself in closed session to establish position for purchasing property and to consult with attorneys employed or retained by the public body in order to preserve the attorney-client privilege between the attorneys and the public body, which privilege is hereby acknowledged

At 10:54 a.m., upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously declared itself in regular session.

Adjournment

At 10:55 a.m., Chairman Joe C. Daughtery adjourned the meeting of the Wayne County Board of Commissioners.

Carol Bowden, Clerk to the Board
Wayne County Board of Commissioners

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2022-29: A RESOLUTION HONORING THE
LIFE OF SERGEANT MATTHEW RYAN FISHMAN**

WHEREAS, Matthew Fishman was born at Grand Forks Air Force Base, North Dakota as the middle son of Dave and Stacy Fishman; and

WHEREAS, Matthew Fishman was a child of God; the brother of Michael and Joshua and their wives Monica and Amanda; the devoted and treasured husband of Sarah; and the loving father of Nolan and Kara; and

WHEREAS, Matthew Fishman was also a grandson, an uncle, and a friend to all who knew him; and

WHEREAS, Matthew Fishman was a member of Love Memorial Baptist Church, serving on the Security Team and Game Time with the AWANAs; and

WHEREAS, Matthew Fishman dreamed of becoming a police officer as a young child and had that dream fulfilled when he was sworn in as a Mount Olive Policeman; and

WHEREAS, Sgt. Matthew Fishman became a member of the Wayne County Sheriff's Office in 2010, having served on the Dive Team and as a K-9 handler; and

WHEREAS, Sergeant Matthew Ryan Fishman was shot in the line of duty on Monday, August 1, 2022, and passed away on Tuesday, August 2, 2022; and

WHEREAS, Sergeant Matthew Ryan Fishman, in true servant's fashion, gave his life protecting others, and gave life to others as his final gesture.

NOW, THEREFORE BE IT RESOLVED the Wayne County Board of Commissioners does hereby resolve and recognize

The End of Watch for Sergeant Matthew Ryan Fishman

and extends its deepest and sincerest condolences to his family and friends.

Adopted this the 4th day of October, 2020.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

Carol Bowden
Clerk to the Board

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2022-30 A RESOLUTION HONORING THE HEROIC ACTIONS OF
DEPUTY ALEXANDER RAMON TORRES**

WHEREAS, on Monday, August 1, 2022, Deputy Alexander Ramon Torres and Corporal Andrew Logan Cox were on a call with the Wayne County Sheriff's Office; and

WHEREAS, Deputy Torres and Corporal Cox were on the premises when Sergeant Matthew Fishman arrived on the scene; and

WHEREAS, an individual within the premises fired upon Sgt. Fishman as he exited his vehicle, gravely wounding Sgt. Fishman; and

WHEREAS, Deputy Torres and Corporal Cox immediately ran to Sgt. Fishman to remove him from further harm's way; and

WHEREAS, the individual within the premises fired upon Deputy Torres and Corporal Cox, injuring both of them; and

WHEREAS, despite serious injuries, Deputy Alexander Ramon Torres and Corporal Andrew Logan Cox removed Sgt. Fishman from the line of fire, allowing his evacuation to a medical facility; and

WHEREAS, from the Book of Romans 13:4- For he is God's servant to do you good; Deputy Torres and Corporal Cox represent all that is good, not just in law enforcement, but in our community and our world.

NOW, THEREFORE, BE IT RESOLVED the Wayne County Board of Commissioners does hereby resolve and recognize

The Unselfish and Heroic Actions of Deputy Alexander Ramon Torres

and deeply appreciates his service to Wayne County and its citizens.

Adopted this the 4th day of October, 2022.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

Carol Bowden
Clerk to the Board

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2022-31 A RESOLUTION HONORING THE HEROIC ACTIONS OF
CORPORAL ANDREW LOGAN COX**

WHEREAS, on Monday, August 1, 2022, Deputy Corporal Andrew Logan Cox and Alexander Ramon Torres were on a call with the Wayne County Sheriff's Office; and

WHEREAS, Corporal Cox and Deputy Torres were on the premises when Sergeant Matthew Fishman arrived on the scene; and

WHEREAS, an individual within the premises fired upon Sgt. Fishman as he exited his vehicle, gravely wounding Sgt. Fishman; and

WHEREAS, Corporal Cox and Deputy Torres immediately ran to Sgt. Fishman to remove him from further harm's way; and

WHEREAS, the individual within the premises fired upon Corporal Cox and Deputy Torres, injuring both of them; and

WHEREAS, despite serious injuries, Corporal Andrew Logan Cox and Deputy Alexander Ramon Torres removed Sgt. Fishman from the line of fire, allowing his evacuation to a medical facility; and

WHEREAS, from the Book of Romans 13:4-For he is God's servant to do you good; Corporal Cox and Deputy Torres represent all that is good, not just in law enforcement, but in our community and our world.

NOW, THEREFORE, BE IT RESOLVED the Wayne County Board of Commissioners does hereby resolve and recognize

The Unselfish and Heroic Actions of Corporal Andrew Logan Cox

and deeply appreciates his service to Wayne County and its citizens.

Adopted this the 4th day of October, 2022.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

Carol Bowden
Clerk to the Board

**WAYNE COUNTY
NORTH CAROLINA**

2022 FIRE PREVENTION MONTH PROCLAMATION

WHEREAS, the County of Wayne, is committed to ensuring the safety and security of all those living in and visiting Wayne County; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,580 people in the United States in 2021, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 356,500 home fires; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire, in which you may have as little as 2 minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, Wayne County residents should be sure everyone in the home understands the sounds of the smoke alarms and knows how to respond; and

WHEREAS, Wayne County residents who have planned and practiced a home fire escape plan are more prepared and, will, therefore, be more likely to survive a fire; and

WHEREAS, Wayne County residents will make sure their smoke and CO alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, Wayne County's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Wayne County's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2022 Fire Prevention Week theme™, "Learn the Sounds of Fire Safety!" effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms.

NOW THEREFORE, the Wayne County Board of Commissioners does hereby proclaim the month of **October 2022, as Fire Prevention Month** throughout this County, and urges all the people of Wayne County to plan and practice a home fire escape for Fire Prevention Month 2022, and to support the many public safety activities and efforts of Wayne County Fire and Emergency Services.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

ATTEST:

Carol Bowden, Clerk to the Board

NORTH CAROLINA

WAYNE COUNTY

2022 BREAST CANCER AWARENESS PROCLAMATION

WHEREAS, breast cancer touches every corner of the United States and hundreds of thousands of Americans will be diagnosed with breast cancer and tens of thousands will die from it; and

WHEREAS, about 1 in 8 women born today in the United States will get breast cancer at some point in their lifetime and approximately 2,700 men are diagnosed with breast cancer each year; and

WHEREAS, we show our support for every individual and every family struggling with breast cancer and we pause to remember those we have lost; and

WHEREAS, Breast Cancer Awareness Month in October is a chance to raise awareness about the importance of early detection of breast cancer by getting a mammogram and encouraging our community, organizations, churches, families and individuals to get involved; and

WHEREAS, we salute the women and men who dedicate themselves to prevention, detection and treatment as we observe Breast Cancer Awareness Month.

NOW, THEREFORE BE IT RESOLVED that the Wayne County Board of Commissioners hereby proclaims October 2022 as

BREAST CANCER AWARENESS MONTH IN WAYNE COUNTY

and encourages all citizens to join in activities that will increase awareness of what we can do to prevent breast cancer.

Adopted this the 4th day of October, 2022.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

Carol Bowden
Clerk to the Board

NORTH CAROLINA

WAYNE COUNTY

INDUSTRY APPRECIATION MONTH

WHEREAS, the Wayne County Board of Commissioners supports the endeavors of industry in Wayne County; and

WHEREAS, the Wayne County Development Alliance, Inc. hosts an industry celebration each year to thank the more than 75 major manufacturers, distributors, wholesalers, machine shops and other businesses in the county; and

WHEREAS, events planned to celebrate these industries include a golf tournament at Walnut Creek Country Club, Forklift Rodeo at Wayne Community College, and an awards ceremony to name 'Industry of the Year'; and

WHEREAS, representatives from local businesses and industries, and guests who will include officials from the Economic Development allies, local and state elected officials, and community leaders will attend these events; and

WHEREAS, October is recognized as manufacturing month, this is an annual tradition, giving the community a chance to pause and thank our local industries for all they do for Wayne County.

NOW, THEREFORE, BE IT RESOLVED that the Wayne County Board of Commissioners does hereby proclaim the month of October, 2022 as

INDUSTRY APPRECIATION MONTH

in Wayne County.

Adopted this the 4th day of October, 2022.

Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:

Carol Bowden
Clerk to the Board

NOTICE OF PUBLIC HEARING
NORTH CAROLINA
WAYNE COUNTY

Notice is hereby given the Wayne County Board of Commissioners will hold a public hearing on Tuesday, October 4, 2022 at 5:30 p.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut St., Goldsboro, NC. The purpose of the public hearing is to receive public comments regarding a proposed economic development incentive grant to SunTree Snack Foods, LLC (Project Berry). The Board of Commissioners will consider a \$200,000 incentive grant payable over ten (10) years in exchange for the company's commitment to invest \$10,220,000 in capital improvements and to create 166 jobs in Wayne County.

All interested parties are invited to attend this public hearing and be heard. Written comments may be made in advance to the following:

Carol Bowden, Clerk to the Board
Wayne County Board of Commissioners
P.O. Box 227
Goldsboro, NC 27533-0227
919-731-1445
carol.bowden@waynegov.com

This the 20th day of September, 2022.

Carol Bowden
Wayne County Clerk to the Board

ECONOMIC DEVELOPMENT AGREEMENT

This AGREEMENT is executed this _____ day of _____, 2022, by and between Company, SunTree Snack Foods, LLC, headquartered at 4502 West Monterosa St. Phoenix Arizona 85031, a limited liability company authorized to do business in the state of North Carolina, having a principal place of business at, 210 Dixie Trail, NC, 27530 (hereinafter “SunTree Snack Foods, LLC”), and the County of Wayne (hereinafter the “County”) a body politic and corporate organized under the State of North Carolina having a mailing address of PO Box 227, Goldsboro, NC 27533 and the City of Goldsboro a political subdivision of the State of North Carolina, having a principal place of business at 200 North Center Street Goldsboro NC 27530 (hereinafter the “City”).

WITNESSETH:

WHEREAS, SunTree Snack Foods, LLC desires to purchase a facility and install certain machinery and equipment an existing facility located in Goldsboro, Wayne County, representing a total non-depreciated investment of at least \$10,200,000 in personal and real property, and to create at least one hundred sixty-six (166) new jobs at this facility on or before December 31, 2024, with incremental achievement goals starting December 31, 2022; and

WHEREAS, SunTree Snack Foods, LLC shall incur certain costs for the purchase and installation of these improvements; and

WHEREAS, the addition of these improvements will expand the County and City tax base through increased ad valorem tax value created as a consequence of capital investment in real property and machinery and equipment being brought into the County and City; and

WHEREAS, the County and City recognize that increased ad valorem tax revenues will be generated as a consequence of this business venture and investment, and that a grant by the County and the City would be an incentive for such investment by SunTree Snack Foods, LLC to assist the same, pay a portion of the costs of the investment, and that such incentives be designated as an “Economic Development Grant” to SunTree Snack Foods, LLC in the amount of Four Hundred Thousand Dollars (\$400,000); and

WHEREAS, the parties hereto wish to reduce their understanding regarding the details of the Economic Development Grant and SunTree Snack Foods, LLC performance to this agreement;

NOW, THEREFORE, for the mutual considerations noted hereinafter, the sufficiency of which are hereby acknowledged, the parties do hereby contract and agree as follows:

I. Economic Development Incentives.

SunTree Snack Foods, LLC will incur costs in adding machinery and equipment as well as additional real property at their current facility and the County and City will realize economic benefits due to the expansion of the ad valorem tax base. As an incentive for SunTree Snack Foods, LLC to invest in machinery and equipment and real property at its existing site in accordance with NCGS 158-7.1, the County and City shall provide to SunTree Snack Foods, LLC the incentives set forth herein in accordance with the terms and conditions of this Agreement. The County and City shall provide an Economic Development Grant to SunTree Snack Foods, LLC with an estimated

value of \$400,000, with such a grant to be made available and paid to SunTree Snack Foods, LLC in accordance with the terms and conditions as set forth in Exhibit A (the "County and City Performance Grant").

The County and City Performance Grants paid as part of this Agreement constitute the required local matches for any state incentive grants offered by the North Carolina Department of Commerce including but not limited to the NC Building Reuse Program and any grants offered through the One North Carolina Fund.

SunTree Snack Foods, LLC agrees that if it fails to create the number of Qualified Jobs set forth in Exhibit A and maintain the Qualified Jobs through December 31, 2032, the County and City may recapture certain sums paid pursuant to the County and City Performance Grant.

Payment of all incentives shall be contingent on SunTree Snack Foods, LLC first paying all County and City property taxes for accessed against real and personal property for each year identified in Exhibit A. This shall include a prorated tax payment for real estate taxes in the year that SunTree Snack Foods, LLC purchases the property located at 210 Dixie Trail, Goldsboro NC 27530 from County.

II. Representations.

The County and City represent and warrant that (a) they have the power and authority to bind themselves to the requirements of this Agreement and (b) this Agreement is executed under the authority granted to the County and City under North Carolina General Statutes 158-7.1, The Local Development Act of 1925, as amended.

III. Miscellaneous Provisions.

- A. Independent Agreement. This Agreement and the conditions hereof only relate to the provisions and grants from the County and City set forth herein and do not limit or affect other commitments made by the County and City, the State of North Carolina, or other entities.
- B. Governing Law. This Agreement has been drafted and shall be interpreted under the laws of the State of North Carolina and in the event any provision is found by a court of competent jurisdiction to be unenforceable or unconstitutional, all other provisions shall remain in full force and effect.
- C. Binding Agreement. The parties hereto acknowledge that this Agreement and the foregoing actions and grants each represent binding contractual agreements among the parties hereto and that SunTree Snack Foods, LLC is acting in reliance upon this Agreement and the provisions and grants provided herein in its decision as to whether it will expand its investment in Goldsboro/Wayne County, North Carolina.
- D. Assignment. This Agreement shall be assignable by SunTree Snack Foods, LLC to any entity that is controlled by, controls or under common control with SunTree Snack Foods, LLC or in the case of a sale of substantially all of the operating assets of the facility, this Agreement may be assigned to the purchaser of the facility so long as the purchaser complies with this Agreement.

- E. Survival. The contractual commitments provided for herein and made by the parties hereto shall be deemed to continue into the future, survive, and remain binding upon future elected officials fully permitted under applicable law.
- F. Force Majeure. SunTree Snack Foods, LLC shall not assume any responsibility for any event or failure to act that is due to any cause in whole or in part that is beyond SunTree Snack Foods, LLC control, even if advised of same, foreseeable or in contemplation of the parties, including without limitation force majeure, the public enemy, fire, flood, earthquake, hurricane, strike or labor disputes, boycott, the inability to obtain raw materials, labor or transportation, the loss of any public or private supplied utilities, the regulations issued by any government or any of its agencies, acts of God, or any other cause similar or dissimilar to the foregoing.
- G. Entire Agreement. This writing contains the entire agreement between the parties hereto and may be amended only by writing signed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

WAYNE COUNTY

Attest:

Joe Daughtery, Chairman
Wayne County Board of Commissioners

Carol Bowden, Clerk to the Board

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: _____
Allison Speight, Finance Director

CITY OF GOLDSBORO

Attest:

David Hamm, Mayor
City of Goldsboro

Laura Getz, Goldsboro City Clerk
Attest:

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: _____
Catherine Gwynn, Finance Director

SunTree Snack Foods, LLC

Attest:

By: _____

Secretary

Title: _____

EXHIBIT A

Performance Goals

Year	Annual Job Increase (minimum)	Total Jobs in County and City (minimum as of 12.31.22)	Non Depreciated Capital Investment Increase (minimum)	Capital Investment Cumulative Totals (minimum)	County Grant Annual New Increment (maximum)	County Grant Payment Year (Amount attributed to prior year achievement)	City Grant Annual New Increment (maximum)	City Grant Payment Year (Amount attributed to prior year achievement)
2022	37	37	\$5,050,000	\$5,050,000	\$15,000	\$ - 0 -	\$15,000	\$-0-
2023	85	122	\$2,050,000	\$7,100,000	\$21,000	\$15,000	\$21,000	\$15,000
2024	44	166	\$1,550,000	\$8,650,000	\$25,000	\$21,000	\$25,000	\$21,000
2025			\$1,550,000	10,200,000	\$27,000	\$25,000	\$27,000	\$25,000
2026					\$25,000	\$27,000	\$25,000	\$27,000
2027					\$20,000	\$25,000	\$20,000	\$25,000
2028					\$20,000	\$20,000	\$20,000	\$20,000
2029					\$17,000	\$20,000	\$17,000	\$20,000
2030					\$15,000	\$17,000	\$15,000	\$17,000
2031					\$15,000	\$15,000	\$15,000	\$15,000
2032						\$15,000		\$15,000
Totals	166	166	\$10,200,000	\$10,220,000	\$200,000	\$200,000	\$200,000	\$200,000

Calculation Methodology:

SunTree Snack Foods, LLC performance against the job creation, job maintenance, and the capital investment goals shall be reviewed by the County and City after submission by SunTree Snack Foods, LLC before September of each year, beginning in CY 2022 for performance year 2022. The total amount of capital investment and job increases as of January 1st of that year shall be calculated; the total for each shall be expressed as a percentage of the respective total projected goal. The average of the two percentages shall be the achievement percentage of capital investment and job creation and the grant funds that shall be actually awarded in and for each calendar year based on that achievement, subject to the County and City Grant Annual New increment maximum and the following. Should the average percentage of the cumulative projected goal capital investment and job increase be less than 100% as of January 1st of any given year, the County and City shall accrue the amount of funds budgeted but unearned and such funds shall be paid out in the first year SunTree Snack Foods, LLC attains in a given year at least 100% of its cumulative projected goals, in addition to paying the new increment amount of funds budgeted for that year. The payments by the County and City, should SunTree Snack Foods, LLC be current in all tax payments for that fiscal year and to the extent provided above that performance goals be met, shall be made by September 30th of each year beginning in 2023, for calendar year 2022. This grant shall expire on December 31, 2032. For clarification, if SunTree Snack Foods, LLC does not submit performance data for a year before September of the normal review year, the funds budgeted will accrue and be reviewed by the County and City during the review year following SunTree Snack Foods, LLC submission, but not after December 31, 2032 (that is, when the grant expires).

Example of Calculation Methodology:

	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
<i>Year</i>	<i>Annual Job Increase Goal (minimum)</i>	<i>Total Jobs Increase Cumulative Goal</i>	<i>Total Jobs Increase Cumulative Attained (% = C/B)</i>	<i>Capital Investment Cumulative Totals Goal</i>	<i>Actual Investment Cumulative Totals (%=E/D)</i>
2022	37	37	25(67%)	\$5,050,000	\$4,090,500 (81%)
2023	85	122	97(100%)	\$7,100,000	\$3,009,500 (100%)
2024	44	166	44 (100%)	\$8,650,000	\$1,550,000(100%)
2025	0	166	N/A	\$10,200,000	\$1,550,000(100%)
2026	0	166	N/A	-0-	-0-
2027	0	166	N/A	N/A	N/A
Totals	166	166	166 (100%)	\$10,200,000	\$10,200,000

Year 2023

(For calendar year 2022)

$Average \% attained = (67\% [Jobs] + 81\% [Investment]) \div 2 = 74\%$

$Amount\ due\ from\ County\ payable\ by\ September\ 30,\ 2023,\ =\ .74 \times \$15,000 = \$11,100$

$Amount\ unearned\ and\ being\ accrued\ \$15,000 - \$11,100 = \$3,900$

$Amount\ due\ from\ the\ City\ payable\ by\ September\ 30,\ 2023 = .74 \times \$15,000 = \$11,100$

$Amount\ unearned\ and\ being\ accrued\ \$15,000 - \$11,100 = \$3,900$

Year 2024

(For calendar year 2023)

$Average \% attained = (100\% [Jobs] + 100\% [Investment]) \div 2 = 100\%$

$Amount\ due\ from\ County\ payable\ by\ September\ 30,\ 2024,\ =\ 1.00 \times \$21,000 = \$21,000$

2023 Accruals now earned and also due from County payable by
September 30, 2024, = \$3,900

$Total\ due\ from\ County\ payable\ by\ September\ 30,\ 2024,\ =\ \$21,000 + \$3,900 = \$24,900$

$Amount\ due\ from\ City\ payable\ by\ September\ 30,\ 2024,\ =\ 1.00 \times \$21,000 = \$21,000$

2023accruals now earned and also due from County payable by
September 30, 2024, = \$3,900

$Total\ due\ from\ City\ payable\ by\ September\ 30,\ 2024,\ =\ \$21,000 + \$3,900 = \$24,900$

Year 2025

(For calendar year 2024)

$Average \% attained = (100\% [Jobs] + 100\% [Investment]) \div 2 = 100\%$

$Amount\ due\ from\ County\ payable\ by\ September\ 30,\ 2025,\ =\ 1.00[cap] \times \$25,000 = \$25,000$

$Amount\ due\ from\ City\ payable\ by\ September\ 30,\ 2025,\ =\ 1.00[cap] \times \$25,000 = \$25,000$

Year 2026

(For calendar year 2025)

$Average \% attained = (100\% [Jobs] + 100\% [Investment]) \div 2 = 100\%$

$Amount\ due\ from\ County\ payable\ by\ September\ 30,\ 2026,\ =\ 1.00 \times \$27,000 = \$27,000$

$Amount\ due\ from\ City\ payable\ by\ September\ 30,\ 2026,\ =\ 1.00 \times \$27,000 = \$27,000$

Year 2027

(For calendar year 2026)

Performance Goals completed as of December 31, 2025, County final payment by September 30, 2027, for Year 2026 goals achievement. Grant amount earned and paid.

Average % attained = (100% [Jobs] + 100% [Investment]) ÷ 2 = 100%

Amount due from County payable by September 30, 2027, = 1.00 x \$25,000 = \$25,000

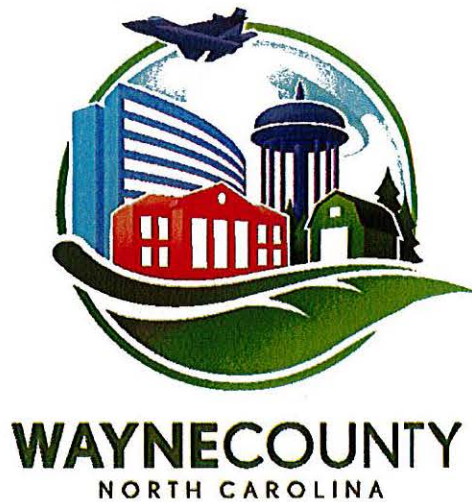
Amount due from City payable by September 30, 2027, = 1.00 x \$25,000 = \$25,000

Definitions:

“Capital Investment” shall be the ad valorem tax value of the property located in the County and City that is owned by SunTree Snack Foods, LLC its affiliates, or financing entities where SunTree Snack Foods, LLC or its affiliates maintain operational control of the property. Any disputes as to the calculation of Capital Investment shall be subject to mediation between senior executives of the applicable parties, or if such mediation is not successful by an action at law or in equity with venue being in a court of competent jurisdiction in Wayne County, North Carolina.

“Budget” unless otherwise agreed in this Agreement, the County and City shall approve a budget for the specific grant amount offered to SunTree Snack Foods, LLC by July 1st of each year that the respective grant is offered, for payment by the agreed-upon date.

No provision of this Agreement shall be construed or interpreted as creating a pledge of the faith and credit of the County and the City within the meaning of any constitutional debt limitation. No provision of this Agreement shall be construed or interpreted neither as delegating governmental powers nor as a donation or a lending of the credit of the County and the City within the meaning of the State Constitution. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of the County's and the City's moneys, nor shall any provision of the Agreement restrict to any extent prohibited by law, any action or right of action on the part of any future County and the City governing body. To the extent of any conflict between this paragraph and any other provisions of this Agreement, this paragraph shall take priority.



Wayne County Citizens
Public Hearing Notice

The Wayne County Board of Adjustment will conduct a public hearing Tuesday, October 4, 2022 to consider a Variance Request. The hearing will be held at 5:30pm in the Wayne County Commissioners Meeting Room, Wayne County Courthouse Annex, 224 East Walnut Street, Goldsboro, NC. The item to be discussed:

V-22-01 – A request by Jim H. Lynch for a variance from Section 70-103(c) of the Wayne County Subdivision Ordinance in order to place a residence 45' from the road right of way of Indian Springs Road and Sanderson Road as opposed to 60' as required. The property is owned by G&L Ag Properties LLC and is located in Indian Springs Township at 4002 Indian Springs Road, Seven Springs, NC and is listed in the Wayne County Tax Office as Parcel Number 3524505875.

Citizens are invited to attend and speak at this hearing and/or submit any comments. Written comments before the meeting may be submitted to the Wayne County Planning Department, PO Box 227, Goldsboro, NC 27533 or berry.gray@waynegov.com. Questions may be directed to the Planning Department by calling 919-731-1650.

Carol Bowden
Clerk to the Board

MEMORANDUM

TO: Chip Crumpler, County Manager

FROM: Alan Lumpkin, Tax Administrator

DATE: September 13, 2022

RE: Application for Property Tax Exclusion

Enclosed is an application for property tax exclusion submitted by Walker UMC parcel(s) 3524594018. This property would have qualified for exemption for 2022 under North Carolina law if a timely application had been filed. Since the application was filed after the close of the regular listing period, action by the Board is necessary to exempt this property. The Board has authority under G.S. 105-282.1.(a1).

Property Tax Exemption or Exclusion

COUNTY: WAYNE

MUNICIPALITY: _____

Full Name of Owner(s): WALKER MEMORIAL UNITED METHODIST CHURCH

Trade Name of Business: WALKER MEMORIAL UNITED METHODIST CHURCH

Mailing Address of Owner: 2862 NC HIGHWAY 111 S. SEVEN SPRINGS NC 28578

Phone Numbers: Home: _____ Work: _____ Cell: 919-920-3746

List the Property Identification Numbers and addresses/locations for the properties included in this application (attach list if needed):

Property ID #: 0016657 Address/Location: 2834 NC 111 S. SEVEN SPRINGS NC 28578

Property ID #: _____ Address/Location: _____

Property ID #: _____ Address/Location: _____

Non-Deferment Exemptions and Exclusions—Check or write in the exemption or exclusion for which this application is made. These exemptions or exclusions do not result in the creation of deferred taxes. However, taxes for prior years of exemption or exclusion may be recoverable if it is later determined that the property did not actually qualify for exemption or exclusion for those prior years.

- | | | | |
|--|--|--|-------------------------------------|
| ☐ G.S. 105-275(8) | Pollution abatement/recycling | ☐ G.S. 105-278.5 | Religious educational assemblies |
| ☐ G.S. 105-275(17) | Veterans organizations | ☐ G.S. 105-278.6 | Home for the aged, sick, or infirm |
| ☐ G.S. 105-275(18),(19) | Lodges, fraternal & civic purposes | ☐ G.S. 105-278.6 | Low- or moderate-income housing |
| ☐ G.S. 105-275(20) | Goodwill Industries | ☐ G.S. 105-278.6 | YMCA, SPCA, VFD, orphanage |
| ☐ G.S. 105-275(45) | Solar energy electric system | ☐ G.S. 105-278.6A | CCRC-Attach Form AV-11 |
| ☐ G.S. 105-275(46) | Charter school property | ☐ G.S. 105-278.7 | Other charitable, educational, etc. |
| ☐ G.S. 105-277.13 | Brownfields-Attach brownfields agreement | ☐ G.S. 105-278.8 | Charitable hospital purposes |
| ☒ G.S. 105-278.3 | Religious purposes | ☐ G.S. 131A-21 | Medical Care Commission bonds |
| ☐ G.S. 105-278.4 | Educational purposes (institutional) | ☐ Other: | _____ |

Tax Deferment Programs—Check the tax deferment program for which this application is made. ***These programs will result in the creation of deferred taxes that will become immediately due and payable with interest when the property loses eligibility. The number of years for which deferred taxes will become due and payable varies by program. Read the applicable statute carefully.***

- | | |
|--|---|
| ☐ G.S. 105-275(12) | Nonprofit corporation or association organized to receive and administer lands for conservation purposes |
| ☐ G.S. 105-275(29a) | Historic district property held as a future site of a historic structure |
| ☐ G.S. 105-277.14 | Working waterfront property |
| ☐ G.S. 105-277.15A | Site infrastructure land |
| ☐ G.S. 105-278 | Historic property-Attach copy of the local ordinance designating property as historic property or landmark. |
| ☐ G.S. 105-278.6(e) | Nonprofit property held as a future site of low- or moderate-income housing |

Describe the property: 1 ACRE LOT connected to church property. 1/2 LOT is overgrown, the other half is lawn

Describe how you are using the property. If another organization is using the property, give their name, how they are using the property, and any income you receive from their use: property is used for park & play ground for WALKER MEMORIAL UNITED CHURCH

AFFIRMATION: I, the undersigned, declare under penalties of law that this application and any attachments are true and correct to the best of my knowledge and belief. I have read the applicable exemption or exclusion statute. I fully understand that an ineligible transfer of the property or failure to meet the qualifications will result in the loss of eligibility. If applying for a tax deferment program, I fully understand that loss of eligibility will result in removal from the program and the immediate billing of deferred taxes.

Signature(s) of Owner(s): Roy Patten Title: Trustee Date: 8-26-2022

(All tenants of a tenancy Title: _____ Date: _____

in common must sign.) Title: _____ Date: _____

The Tax Assessor may contact you for additional information after reviewing this application.

WALKER MEMORIAL UNITED METHODIST CHURCH TRUSTEES

2834 S NC 111 HWY
75343493COUNTYWIDE ADVALOREM TAX (100), FIRE - INDIAN
SPRINGS (100)
2834 S NC 111 HY
INDIAN SPRINGS TOWNSHIP

Reval Year: 2019 Tax Year: 2023

Appraised By 88 on 07/07/2010 03909

CARD NO. 1 of 1
1.0000 AC
TW-03 CI-00 FR-24PLAT: / UNIQ ID 16657
ID NO: 03D12000004028

Parcel ID: 3524594018

SPLIT FROM ID

CONSTRUCTION DETAIL										MARKET VALUE				DEPRECIATION		CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	CREDENCE TO	MARKET							
0	50	00																	
BUILDING ADJUSTMENTS																			
TOTAL ADJUSTMENT FACTOR	RURAL SINGLE FAMILY RESIDENTIAL																		
TOTAL QUALITY INDEX	STYLE:																		
DEPR. BUILDING VALUE - CARD																			
DEPR. OB/XF VALUE - CARD																			
MARKET LAND VALUE - CARD																			
TOTAL MARKET VALUE - CARD																			
TOTAL APPRAISED VALUE - CARD																			
TOTAL APPRAISED VALUE - PARCEL																			
TOTAL PRESENT USE VALUE - LAND																			
TOTAL VALUE DEFERRED - PARCEL																			
TOTAL TAXABLE VALUE - PARCEL \$																			
PRIOR APPRAISAL																			
PERMIT																			
BUILDING VALUE																			
OBXF VALUE																			
LAND VALUE																			
PRESENT USE VALUE																			
DEFERRED VALUE																			
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INDICATE																			
SALES PRICE																			
HEATED AREA																			
NOTES																			
HSE NO VALUE/ 97E445, 446, 447/ 17E641																			
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CODE																			
QUALITY																			
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COND																			
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LAND VALUE																			
OVERRIDE																			
VALUE																			
LAND NOTES																			
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			
3524594018 (1972651) Group:0																			
9/13/2022 11:41:49 AM.																			



County of Wayne
Budget Amendment
Fiscal Year 2022-2023

#124

Department: Inspections
Approved By: Steve Stroud
Date: 9/21/2022

EXPENDITURE Code Number	Project	String	Description	Decrease	Increase
1104350 535300			Repairs & Maintenance-Vehicles		\$ 1,141.90

REVENUE Code Number	Description	Increase	Decrease
1100000 383940	Insurance Reimbursements	\$ 1,141.90	

Totals	\$ 1,141.90	\$ 1,141.90	\$ -
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2. Reason(s) for the above request is/are as follows:
repair of vehicle.

To appropriate insurance settlements for the

Endorsement

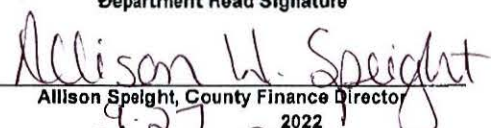
1. Forward, recommending approval/disapproval

Endorsement

2. Forward, recommending approval/disapproval

3. Approval/Disapproval by Chairman Board of Commissioners


Department Head Signature


Allison Speight, County Finance Director
2022


Chip Crumpler, County Manager
9/27 2022

Chairman Board of Commissioners
2022

WAYNE COUNTY INSPECTIONS DEPT.
STEVEN E. STROUD, DIRECTOR

September 26, 2022

RE: Budget Amendment for Truck Repair

To Whom It May Concern:

We are submitting this budget amendment to move insurance money to the line item of repairs & maintenance of vehicles to repair an inspections truck that was damaged due to an accident.

Best Regards,



Steven E. Stroud, Director of Inspections



WAYNE COUNTY
NORTH CAROLINA

Ph: (919) 731-1169
Fax (919) 705-1815



THE GOOD LIFE. GROWN HERE.

134 N. JOHN STREET
P.O. BOX 227
GOLDSBORO, NC 27533-0227

#128



County of Wayne
Budget Amendment
Fiscal Year 2022-2023

Department: Animal Services
Approved By: Graham Price
Date: 09.21.2022

EXPENDITURE

Code Number	Project	String	Description	Decrease	Increase
1104380-512100			Salary and Wages	\$ 27,000.00	
1104380-539300			Temporary Help Services		\$ 27,000.00

REVENUE

Code Number	Description	Increase	Decrease
Totals		\$ 27,000.00	\$ 27,000.00

2. Reason(s) for the above request is/are as follows:

To reallocate funding to utilize a temporary placement agency. The Department continues to experience difficulty filling vacant positions.

Endorsement

1. Forward, recommending approval/disapproval

Endorsement

2. Forward, recommending approval/disapproval

3. Approval/Disapproval by Chairman Board of Commissioners

Department Head Signature

Allison Speight, County Finance Director
2022

Chip Crumpler County Manager & Budget Officer

9/21 2022

Chairman Board of Commissioners

2022



**WAYNE COUNTY
ANIMAL CONTROL DEPARTMENT
GRAHAM PRICE**

Memorandum

To: Wayne County Board of Commissioners

CC: Chip Crumpler, County Manager

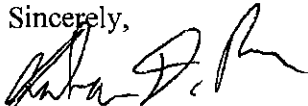
From: Graham Price, Animal Services Director

Date: September 21, 2022

Subject: Budget Amendment – Funding for Temporary Help Services

Even with enhanced recruitment efforts, the Department continues to experience difficulties filling vacant full time positions. In an effort to alleviate the burden being placed on existing staff, Animal Services is requesting to utilize a temporary help agency until sufficient staffing levels can be obtained. The cost of the temporary service will be funded through lapsed salaries.

Sincerely,



Graham Price

**THE GOOD LIFE, GROWN HERE
P.O. BOX 227
GOLDSBORO, NC 27533
(919)731-1416**

Carol Bowden

From: Catherine Gwynn <CGwynn@goldsboronc.gov>
Sent: Wednesday, September 21, 2022 12:44 PM
To: Andrew Neal; Carol Bowden
Cc: Octavius Murphy; Nona Robbins; Kenny Talton; Rachael Smith
Subject: [External] - FW: Agenda 8/15/22-Upset Bid 900 North Virginia St. (Johnson)
Attachments: Agenda 2022-08-15 Upset Bidd 900 N Virginia (Johnson).pdf; Agenda Memo 2022-08-15 Upset Bid Resolution 900 N Virginia(Johnson)_0.doc; Resolution Authorizing Upset Bid Process 08-15-22 900 N Virginia (Johnson)_0.docx; 2022-75 2022-08-15 Upset Bid 900 Virginia Street-.pdf

Andrew & Carol,

Good afternoon! The upset bid period ended on 9/9/22 with no upset bids on the jointly owned property at 900 North Virginia. The City sent letters to adjoining property owners as per the County's request to let them know that the property was available for sale via upset bid process. Can you please process this for concurrence with the Board of Commissioners?

Thank you!
Catherine

From: Catherine Gwynn
Sent: Monday, August 8, 2022 5:35 PM
To: Timothy Salmon <TSalmon@goldsboronc.gov>; Laura Getz <LGetz@goldsboronc.gov>; Holly Jones <HJones@goldsboronc.gov>
Cc: Andrea L. Lovelace <alovelace@goldsboronc.gov>; Chestine Faison <CFaison@goldsboronc.gov>; Octavius Murphy <OMurphy@goldsboronc.gov>; Matthew Livingston <MLivingston@goldsboronc.gov>; Nona Robbins <NRobbins@goldsboronc.gov>; Timothy Wood <TWood@goldsboronc.gov>
Subject: Agenda 8/15/22-Upset Bid 900 North Virginia St. (Johnson)

Please find attached Agenda 8/15/22-Upset Bid 900 North Virginia St. (Johnson).

Catherine F. Gwynn, CPA

Finance Director

City of Goldsboro

Email cgwynn@goldsboronc.gov

Office 919.580.4356

Fax 919.580.4290

Website <https://www.goldsboronc.gov/>

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

CAUTION

This email originated outside the County of Wayne's network.

Do not open any attachments or click on links unless you trust the sender or expecting this email.

To: Adjacent Property Owners
From: Kenneth Talton, Planning Director
Date: August 23, 2022
Re: NOTICE OF PROPERTY SALE:
900 North Virginia Street Goldsboro NC 27530

This letter is to inform you of the proposed sale of the above property. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. Under NCGS §160A-269, local governments may sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire.

If you are interested in submitting a bid or have additional questions, please contact the finance office at the number listed above.

Sincerely,

Kenneth Talton
Planning Director

Cc: Catherine Gwynn, Finance Director

CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 15, 2022 COUNCIL MEETING

- SUBJECT: Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 900 North Virginia Street to Janice Johnson DBA J.M. Fields Enterprises
- BACKGROUND: Staff has received an offer to purchase city/county owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).
- DISCUSSION: The following offer has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**
- 900 North Virginia Street
Offeror: Janice Johnson DBA J.M. Fields Enterprises
Offer: \$1,620.00
Bid Deposit: \$81.00
Parcel #: 48774 Pin #: 2690809009
Tax Value: \$3,240.00 Zoning: R-6
- The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check.
- RECOMMENDATION: It is recommended that the City Council, by motion:
1. Accept or reject offer on 900 North Virginia Street.
 2. If accepted, adopt attached resolution authorizing Finance to advertise for upset bids.

Date: 8/8/2022

Catherine F. Gwynn, Finance Director

Date: _____

Timothy M. Salmon, City Manager

RESOLUTION NO. 2022- _____

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property at **900 North Virginia Street (Pin #2690809009)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$1,620.00 (One Thousand Six Hundred Twenty Dollars and no/100)** submitted by **Janice Johnson DBA J.M. Fields Enterprises (Offeror)**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$81.00 (Eighty One Dollars and No/100)**;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Goldsboro, North Carolina, that:

- 1) The City council declares this property as surplus.
- 2) The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
- 3) The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
- 4) Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director 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.
- 5) Upset offer and deposit shall be delivered in a sealed envelope. The written offer proposal must include the name of the person or business making the offer, address of said property, and Wayne County parcel identification number. The offer shall be signed by the individual or person with signature authority if a business entity. The outside of the sealed envelope should have the address of the property, the words "Upset Bid" and include the address of the Property.
- 6) The City of Goldsboro reserves the right to reject any or all offers at any time.
- 7) If a qualifying higher bid is received, the Finance Director 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 City Council.
- 8) 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 existing offer and five percent (5%) of the remainder of that existing offer.
- 9) 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 city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by

check, to clear the City's central depository and be credited to such, the return of the deposit will then be issued within 10 days of confirmation of clearing. The city will refund the deposit of the final high bidder at closing or apply to the sales price, as determined at the time of closing by the Finance Director.

- 10) Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
- 11) The terms of the final sale are:
 - a) City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed.
 - b) The Wayne County Board of Commissioners must approve the final sale by concurrence after final approval by City Council.
 - c) Buyer must pay with cash at the time of closing.
 - d) Buyer must pay closing costs.
- 12) The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
- 13) If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. City staff is authorized to seek concurrence from the Wayne County Board of Commissioners and upon such approval, the appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This resolution shall be in full force and effect from and after this _____ day of _____, 2022.

Mayor David Ham

Attest: _____
City Clerk

I, Janice Johnson / DBA J.M. Fields Enterprises would like to offer the
City of Goldsboro the sum of 1,620.00 for the
purchase of property at the following location:

Parcel: 2690809009

Street: 900 North Virginia Street, Goldsboro, NC

Signed:

Janice F. Johnson

Date:

7/12/2022

Name

Janice F. Johnson

Address:

300 Tonya Drive, Goldsboro, NC

Phone:

919-938-1716

Email:

jmfilds921@yahoo.com

Amount of Bid Deposit:

81.00

RECEIVED



2022 JUL 12 PM 4:11

CITY OF GOLDSBORO
FINANCE DEPARTMENT

J M FIELDS ENTERPRISES

P O BOX 1181

GOLDSBORO NC 27533

1376

7/12/2022

Date

CHECK ARMOR

Pay to the
Order of

City of Goldsboro

\$ 156.00

One Hundred Fifty Six Dollars

Dollars



Photo
Safe
Deposit
Details on back



First Citizens Bank

For

Janice A Johnson

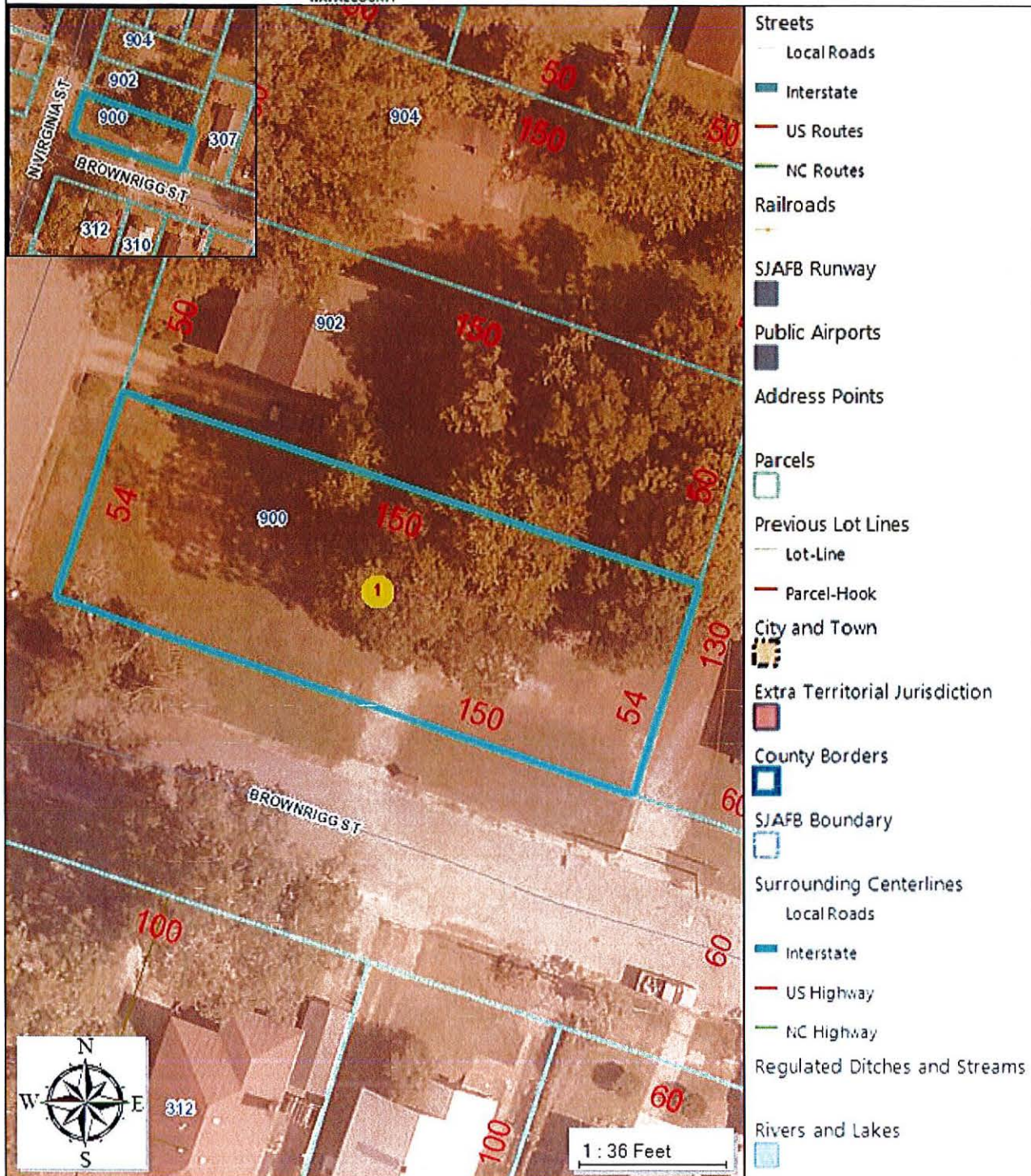
MP

01376



WAYNECOUNTY

Wayne
Printed August 08, 2022
See Below for Disclaimer



<u>OBJECTID</u>	<u>PIN</u>	<u>Owner Name</u>
22403	2690809009	WAYNE COUNTY &
<u>Co-Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>
CITY OF GOLDSBORO	PO BOX 227	
<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>
	GOLDSBORO	NC
<u>Owner Zip</u>	<u>Unit or Apt</u>	<u>Deed Date</u>
27533-0227		5/27/2015 12:00:00 AM
<u>REID</u>	<u>Deed Book</u>	<u>Deed Page</u>
0048774	3158	103
<u>Sale Month</u>	<u>Sale Year</u>	<u>Sale Price</u>
5	2015	0
<u>Previous Deed Book</u>	<u>Previous Deed Page</u>	<u>Previous Sale Month</u>
03154	0496	5
<u>Previous Sales Year</u>	<u>Previous Sale Price</u>	<u>Property Use</u>
2015	0	01 - SINGLE FAMILY RESIDENTIAL
<u>Record Source</u>	<u>Property Address</u>	<u>Legal Description</u>
Owner	900 N VIRGINIA ST	LT 10 BLK C OAK HGTS
<u>Acres</u>	<u>Neighborhood</u>	<u>Account Number</u>
1	01801	79266550
<u>Township Code</u>	<u>Building Value</u>	<u>Outbuilding Value</u>
12	0	0
<u>Land Value</u>	<u>Total Market Value</u>	<u>Total Assessed Value</u>
3240	3240	3240
<u>Vacant Or Improved</u>	<u>Vacant or Improved 2</u>	<u>Calculated Acres</u>
1	1	0.18

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.

WAYNE COUNTY

8/8/2022 5:02:52 PM

WAYNE COUNTY & CITY OF GOLDSBORO

900 N VIRGINIA ST
79266550

Return/Appeal Notes: Parcel: 2690809009

PLAT: / UNIQ ID 48774

ID NO: 12000074009001

CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100)

CARD NO. 1 of 1

Reval Year: 2019 Tax Year: 2022 LT 10 BLK C OAK HGTS

1.000 LT

SRC=

Appraised by 60 on 01801 CENTRAL BUSINESS DISTRICT

TW-12

CI-01 FR-00 EX-2 AT-

LAST ACTION 20190411

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE							
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO								
TOTAL ADJUSTMENT	01	00							% GOOD								
FACTOR	TYPE: SINGLE FAMILY RESIDENTIAL									DEPR. BUILDING VALUE - CARD							
TOTAL QUALITY INDEX	STYLE:									DEPR. OB/XF VALUE - CARD							
										MARKET LAND VALUE - CARD							
										TOTAL MARKET VALUE - CARD							
										TOTAL APPRAISED VALUE - CARD							
										TOTAL APPRAISED VALUE - PARCEL							
										TOTAL PRESENT USE VALUE - PARCEL							
										TOTAL VALUE DEFERRED - PARCEL							
										TOTAL TAXABLE VALUE - PARCEL \$							
										PRIOR							
										BUILDING VALUE							
										OBXF VALUE							
										LAND VALUE							
										PRESENT USE VALUE							
										DEFERRED VALUE							
										TOTAL VALUE							
PERMIT																	
CODE		DATE		NOTE		NUMBER		AMOUNT									
ROUT: WTRSHD:																	
SALES DATA																	
OFF. RECORD	DATE	DEED	INDICATE SALES														
BOOK PAGE	MOYR	TYPE	Q/U/V/I	PRICE													
03158 0103	5 2015	WD	C I														
03154 0496	5 2015	WD	C I														
01172 0699	7 1987	WD	U I	16000													
01133 0824	6 1986	U	I	6000													
HEATED AREA																	
NOTES																	
5-18 demo house.																	
SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB EYB	ANN DEP RATE	% OVR COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	RPL CS	TOTAL OB/XF VALUE														
FIREPLACE																	
SUBAREA TOTALS																	
BUILDING DIMENSIONS																	
LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
0100	0100	R-6	54	150	1.0000	2	1.0000			60.00	54.000	FF	1.000	60.00	3240		
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 15, 2022 COUNCIL MEETING

- SUBJECT:** Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 900 North Virginia Street to Janice Johnson DBA J.M. Fields Enterprises
- BACKGROUND:** Staff has received an offer to purchase city/county owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).
- DISCUSSION:** The following offer has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**
- 900 North Virginia Street
Offeror: Janice Johnson DBA J.M. Fields Enterprises
Offer: \$1,620.00
Bid Deposit: \$81.00
Parcel #: 48774 Pin #: 2690809009
Tax Value: \$3,240.00 Zoning: R-6
- The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check.
- RECOMMENDATION:** It is recommended that the City Council, by motion:
1. Accept or reject offer on 900 North Virginia Street.
 2. If accepted, adopt attached resolution authorizing Finance to advertise for upset bids.

Date: _____

Catherine F. Gwynn, Finance Director

Date: _____

Timothy M. Salmon, City Manager

RESOLUTION NO. 2022- _____

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property at **900 North Virginia Street (Pin #2690809009)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$1,620.00 (One Thousand Six Hundred Twenty Dollars and no/100)** submitted by **Janice Johnson DBA J.M. Fields Enterprises (Offeror)**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$81.00 (Eighty One Dollars and No/100)**;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Goldsboro, North Carolina, that:

- 1) The City council declares this property as surplus.
- 2) The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
- 3) The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
- 4) Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director 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.
- 5) Upset offer and deposit shall be delivered in a sealed envelope. The written offer proposal must include the name of the person or business making the offer, address of said property, and Wayne County parcel identification number. The offer shall be signed by the individual or person with signature authority if a business entity. The outside of the sealed envelope should have the address of the property, the words "Upset Bid" and include the address of the Property.
- 6) The City of Goldsboro reserves the right to reject any or all offers at any time.
- 7) If a qualifying higher bid is received, the Finance Director 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 City Council.
- 8) 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 existing offer and five percent (5%) of the remainder of that existing offer.
- 9) 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 city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by

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- 10) Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
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 - b) The Wayne County Board of Commissioners must approve the final sale by concurrence after final approval by City Council.
 - c) Buyer must pay with cash at the time of closing.
 - d) Buyer must pay closing costs.
- 12) The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
- 13) If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. City staff is authorized to seek concurrence from the Wayne County Board of Commissioners and upon such approval, the appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This resolution shall be in full force and effect from and after this _____ day of _____, 2022.

Mayor David Ham

Attest: _____
City Clerk

RESOLUTION NO. 2022- 75

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property at 900 North Virginia Street (Pin #2690809009); and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of \$1,620.00 (One Thousand Six Hundred Twenty Dollars and no/100) submitted by Janice Johnson DBA J.M. Fields Enterprises (Offeror); and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of \$81.00 (Eighty One Dollars and No/100);

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Goldsboro, North Carolina, that:

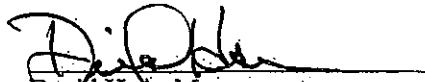
- 1) The City council declares this property as surplus.
- 2) The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
- 3) The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
- 4) Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director 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.
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- 9) 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 city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by

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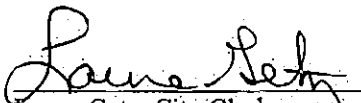
- 10) Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
- 11) The terms of the final sale are:
 - a) City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed.
 - b) The Wayne County Board of Commissioners must approve the final sale by concurrence after final approval by City Council.
 - c) Buyer must pay with cash at the time of closing.
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- 12) The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
- 13) If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. City staff is authorized to seek concurrence from the Wayne County Board of Commissioners and upon such approval, the appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This resolution shall be in full force and effect from and after this 15th day of

August, 2022.


David Ham, Mayor

Attest:


Laura Getz, City Clerk



Carol Bowden

From: Catherine Gwynn <CGwynn@goldsboronc.gov>
Sent: Wednesday, September 21, 2022 12:44 PM
To: Andrew Neal; Carol Bowden
Cc: Octavius Murphy; Nona Robbins; Kenny Talton; Rachael Smith
Subject: [External] - FW: Agenda 8/15/22-Upset Bid 901 N. Virginia Street (Johnson)
Attachments: Agenda 2022-08-15 Upset Bid 901 N Virginia (Johnson).pdf; Agenda Memo 2022-08-15 Upset Bid Resolution 901 N Virginia(Johnson)_0.docx; Resolution Authorizing Upset Bid Process 08-15-22 901 N Virginia (Johnson)_0.docx; 2022-76 2022-08-15 Upset Bid 901 N Virginia Street-.pdf

Andrew & Carol,
Good afternoon! The upset bid period ended on 9/9/22 with no upset bids on the jointly owned property at 901 North Virginia. The City sent letters to adjoining property owners as per the County's request to let them know that the property was available for sale via upset bid process. Can you please process this for concurrence with the Board of Commissioners?

Thank you!
Catherine

From: Catherine Gwynn
Sent: Monday, August 8, 2022 5:38 PM
To: Timothy Salmon <TSalmon@goldsboronc.gov>; Laura Getz <LGetz@goldsboronc.gov>; Holly Jones <HJones@goldsboronc.gov>
Cc: Andrea L. Lovelace <alovelace@goldsboronc.gov>; Chestine Faison <CFaison@goldsboronc.gov>; Octavius Murphy <OMurphy@goldsboronc.gov>; Matthew Livingston <MLivingston@goldsboronc.gov>; Nona Robbins <NRobbins@goldsboronc.gov>; Timothy Wood <TWood@goldsboronc.gov>
Subject: Agenda 8/15/22-Upset Bid 901 N. Virginia Street (Johnson)

Please find attached Agenda 8/15/22-Upset Bid 901 N. Virginia Street (Johnson).

Catherine F. Gwynn, CPA
Finance Director
City of Goldsboro
Email cgwynn@goldsboronc.gov
Office 919.580.4356
Fax 919.580.4290
Website <https://www.goldsboronc.gov/>

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

CAUTION

**This email originated outside the County of Wayne's network.
Do not open any attachments or click on links unless you trust the sender or expecting this email.**

To: Adjacent Property Owners
From: Kenneth Talton, Planning Director
Date: August 23, 2022
Re: NOTICE OF PROPERTY SALE:
901 North Virginia Street Goldsboro NC 27530

This letter is to inform you of the proposed sale of the above property. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. Under NCGS §160A-269, local governments may sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire.

If you are interested in submitting a bid or have additional questions, please contact the finance office at the number listed above.

Sincerely,

Kenneth Talton
Planning Director

Cc: Catherine Gwynn, Finance Director

CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 15, 2022 COUNCIL MEETING

SUBJECT: Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 901 North Virginia Street to Janice Johnson DBA J.M. Fields Enterprises

BACKGROUND: Staff has received an offer to purchase city/county owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

DISCUSSION: The following offer has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**

901 North Virginia Street

Offeror: Janice Johnson DBA J.M. Fields Enterprises

Offer: \$1,500.00

Bid Deposit: \$75.00

Parcel #: 48763

Pin #: 2690807116

Tax Value: \$3,000.00

Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check.

RECOMMENDATION: It is recommended that the City Council, by motion:

1. Accept or reject offer on 901 North Virginia Street.
2. If accepted, adopt attached resolution authorizing Finance to advertise for upset bids.

Date: 8/8/2022


Catherine F. Gwynn, Finance Director

Date: _____

Timothy M. Salmon, City Manager

RESOLUTION NO. 2022- _____

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property at **901 North Virginia Street (Pin #2690807116)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$1,500.00 (One Thousand Five Hundred Dollars and no/100)** submitted by **Janice Johnson DBA J.M. Fields Enterprises (Offeror)**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$75.00 (Seventy Five Dollars and No/100)**;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Goldsboro, North Carolina, that:

- 1) The City council declares this property as surplus.
- 2) The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
- 3) The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
- 4) Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director 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.
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- 6) The City of Goldsboro reserves the right to reject any or all offers at any time.
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- 12) The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
- 13) If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. City staff is authorized to seek concurrence from the Wayne County Board of Commissioners and upon such approval, the appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This resolution shall be in full force and effect from and after this _____ day of _____, 2022.

Mayor David Ham

Attest: _____
City Clerk

I, Janice Johnson/DBA J.M. Fields Enterprises would like to offer the
City of Goldsboro the sum of \$1,500.00 for the
purchase of property at the following location:

Parcel: 269080 7114

Street: 901 North Virginia Street, Goldsboro, NC

Signed: Janice F. Johnson

Date: July 12, 2002

Name Janice F. Johnson

Address: 300 Tonya Drive, Goldsboro

Phone: 919-738-1716

Email: jmfilds921@yahoo.com

Amount of Bid Deposit: 75.00

2002 JUL 12 PM 4:11
CITY OF GOLDSBORO
FINANCE DEPARTMENT

RECEIVED

J M FIELDS ENTERPRISES
P O BOX 1181
GOLDSBORO NC 27533

1376

7/12/2022 Date



Pay to the
Order of

City of Goldsboro

\$ 156.00

One Hundred Fifty Six Dollars

156.00
Dollars



First Citizens Bank

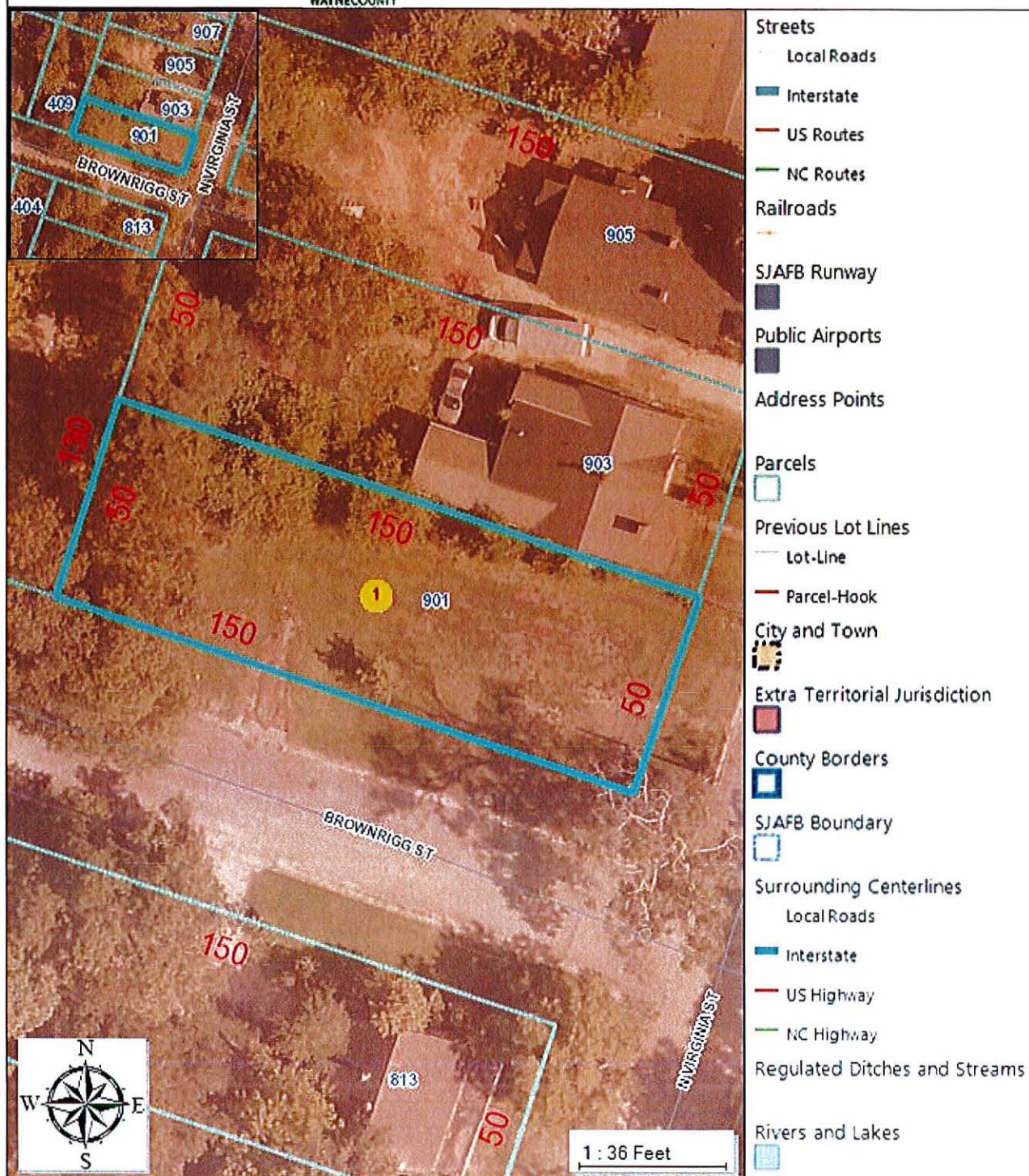
For _____

Janice A Johnson NP

01376



Wayne
Printed August 08, 2022
See Below for Disclaimer



<u>OBJECTID</u>	<u>PIN</u>	<u>Owner Name</u>
7941	2690807116	WAYNE COUNTY &
<u>Co-Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>
CITY OF GOLDSBORO	PO BOX 227	
<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>
	GOLDSBORO	NC
<u>Owner Zip</u>	<u>Unit or Apt</u>	<u>Deed Date</u>
27533-0227		10/30/2015 12:00:00 AM
<u>REID</u>	<u>Deed Book</u>	<u>Deed Page</u>
0048763	3188	885
<u>Sale Month</u>	<u>Sale Year</u>	<u>Sale Price</u>
10	2015	0
<u>Previous Deed Book</u>	<u>Previous Deed Page</u>	<u>Previous Sale Month</u>
02247	0751	9
<u>Previous Sales Year</u>	<u>Previous Sale Price</u>	<u>Property Use</u>
2004	50000	01 - SINGLE FAMILY RESIDENTIAL
<u>Record Source</u>	<u>Property Address</u>	<u>Legal Description</u>
Owner	901 N VIRGINIA ST	LT 1 BLK G OAK HGTS
<u>Acres</u>	<u>Neighborhood</u>	<u>Account Number</u>
1	01801	79266550
<u>Township Code</u>	<u>Building Value</u>	<u>Outbuilding Value</u>
12	0	0
<u>Land Value</u>	<u>Total Market Value</u>	<u>Total Assessed Value</u>
3000	3000	3000
<u>Vacant Or Improved</u>	<u>Vacant or Improved 2</u>	<u>Calculated Acres</u>
1	1	0.17

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.

WAYNE COUNTY

WAYNE COUNTY & CITY OF GOLDSBORO

901 N VIRGINIA ST
79266550

Return/Appeal Notes: Parcel: 2690807116

PLAT: /UNIQ ID 48763

ID NO: 12000074006013

CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100)

CARD No. 1 of 1

Reval Year: 2019 Tax Year: 2022 LT 1 BLK G OAK HGTS
Appraised by 60 on 01801 CENTRAL BUSINESS DISTRICT

1.000 LT

SRC=

TW-12

CI-01 FR-00 EX-2 AT-

LAST ACTION 20190411

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE											
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RC	NE	EY	AY	B	CREDENCE TO										
TOTAL ADJUSTMENT	01	00									% GOOD										
FACTOR	TYPE: SINGLE FAMILY RESIDENTIAL																				
TOTAL QUALITY INDEX	STYLE:																				
											DEPR. BUILDING VALUE - CARD			0							
											DEPR. OB/XF VALUE - CARD			0							
											MARKET LAND VALUE - CARD			3,000							
											TOTAL MARKET VALUE - CARD			3,000							
											TOTAL APPRAISED VALUE - CARD			3,000							
											TOTAL APPRAISED VALUE - PARCEL			3,000							
											TOTAL PRESENT USE VALUE - PARCEL			0							
											TOTAL VALUE DEFERRED - PARCEL			0							
											TOTAL TAXABLE VALUE - PARCEL \$			3,000							
											PRIOR										
											BUILDING VALUE			38,830							
											OBXF VALUE			0							
											LAND VALUE			3,000							
											PRESENT USE VALUE			0							
											DEFERRED VALUE			0							
											TOTAL VALUE			41,830							
													PERMIT								
CODE		DATE		NOTE		NUMBER		AMOUNT													
ROUT: WTRSHD:																					
SALES DATA																					
OFF. RECORD	DATE	DEED			INDICATE SALES																
BOOK	PAGE	MOYR	TYPE	Q	U	V	I	PRICE													
03188	0885	10	2015	WD	C	I		0													
02247	0751	9	2004	WD	U	I		50000													
01772	0349	4	2000	WD	U	I		35000													
00820	771	1	1901	WD	U	V		0													
00820	0277	1	1972	WD	U	I		0													
HEATED AREA																					
NOTES																					
5-18 demo house.																					
SUBAREA		GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	AREA	%	CS	TOTAL OB/XF VALUE																	
FIREPLACE																					
SUBAREA																					
TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
0100	0100	R-6	50	150	1.0000	2	1.0000	RF	AC	LC	TO	OT		60.00	50.000	FF	1.000	60.00	3000	0	
TOTAL MARKET LAND DATA																				3,000	
TOTAL PRESENT USE DATA																					

CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 15, 2022 COUNCIL MEETING

- SUBJECT:** Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 901 North Virginia Street to Janice Johnson DBA J.M. Fields Enterprises
- BACKGROUND:** Staff has received an offer to purchase city/county owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).
- DISCUSSION:** The following offer has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))
- 901 North Virginia Street
Offeror: Janice Johnson DBA J.M. Fields Enterprises
Offer: \$1,500.00
Bid Deposit: \$75.00
Parcel #: 48763 Pin #: 2690807116
Tax Value: \$3,000.00 Zoning: R-6
- The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check.
- RECOMMENDATION:** It is recommended that the City Council, by motion:
1. Accept or reject offer on 901 North Virginia Street.
 2. If accepted, adopt attached resolution authorizing Finance to advertise for upset bids.

Date: _____

Catherine F. Gwynn, Finance Director

Date: _____

Timothy M. Salmon, City Manager

RESOLUTION NO. 2022- _____

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property at **901 North Virginia Street (Pin #2690807116)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$1,500.00 (One Thousand Five Hundred Dollars and no/100)** submitted by **Janice Johnson DBA J.M. Fields Enterprises (Offeror)**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$75.00 (Seventy Five Dollars and No/100)**;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Goldsboro, North Carolina, that:

- 1) The City council declares this property as surplus.
- 2) The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
- 3) The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
- 4) Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director 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.
- 5) Upset offer and deposit shall be delivered in a sealed envelope. The written offer proposal must include the name of the person or business making the offer, address of said property, and Wayne County parcel identification number. The offer shall be signed by the individual or person with signature authority if a business entity. The outside of the sealed envelope should have the address of the property, the words "Upset Bid" and include the address of the Property.
- 6) The City of Goldsboro reserves the right to reject any or all offers at any time.
- 7) If a qualifying higher bid is received, the Finance Director 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 City Council.
- 8) 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 existing offer and five percent (5%) of the remainder of that existing offer.
- 9) 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 city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by

check, to clear the City's central depository and be credited to such, the return of the deposit will then be issued within 10 days of confirmation of clearing. The city will refund the deposit of the final high bidder at closing or apply to the sales price, as determined at the time of closing by the Finance Director.

- 10) Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
- 11) The terms of the final sale are:
 - a) City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed.
 - b) The Wayne County Board of Commissioners must approve the final sale by concurrence after final approval by City Council.
 - c) Buyer must pay with cash at the time of closing.
 - d) Buyer must pay closing costs.
- 12) The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
- 13) If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. City staff is authorized to seek concurrence from the Wayne County Board of Commissioners and upon such approval, the appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This resolution shall be in full force and effect from and after this _____ day of _____, 2022.

Mayor David Ham

Attest: _____
City Clerk

RESOLUTION NO. 2022- 76

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property at 901 North Virginia Street (Pin #2690807116); and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of \$1,500.00 (One Thousand Five Hundred Dollars and no/100) submitted by Janice Johnson DBA J.M. Fields Enterprises (Offeror); and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of \$75.00 (Seventy Five Dollars and No/100);

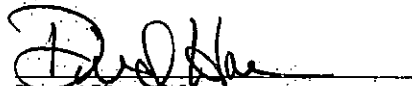
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This resolution shall be in full force and effect from and after this 15th day of August, 2022.


David Ham, Mayor

Attest:


Laura Getz, City Clerk





TO: Wayne County Board of Commissioners
FROM: Noelle Woods, Wayne County Purchasing Manager
DATE: September 27, 2022
SUBJECT: Award prequalified vendors for the WC Replacement Jail and approval of the bidding process

The review committee for Wayne County along with Moseley Architects has reviewed the Contractor Pre-qualification submissions received for the Wayne County Replacement Jail project. Each of the submissions were evaluated based upon the criteria listed in the Pre-qualification procedures and scored utilizing the scoring matrix which was included with the Pre-qualification package.

The Facilities committee voted on Tuesday, September 20th, 2022, to accept the following firms to be considered as pre-qualified to Bid the Wayne County Replacement Jail project.

Bordeaux Construction Company, Inc.
Daniels & Daniels Construction, Inc.
H.G. Reynolds Company
T.A. Loving Company

The Facilities Committee also voted to bid the project out as follows:
Base Bid (220 bed Replacement Detention Facility)
Alternate 1 (110 bed wing with an empty shell)
Alternate 2 (2 additional 110 bed wings)

Following the receipt of all bids the Board of Commissioners will choose which bid to proceed with Base Bid, Alternate 1 or Alternate 2.