

NORTH CAROLINA

WAYNE COUNTY

The Wayne County Board of Commissioners met on Tuesday, October 4, 2022, at 5:00 p.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 Daughtery, Chairman; George Wayne Aycock, Jr., Vice-Chairman; Barbara Aycock; Bevan Foster; Chris Gurley; and Antonio Williams.

Members absent: Freeman Hardison, Jr.

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 4:00 p.m. with County Manager Chip Crumpler reviewing the agenda. The agenda was adjusted by the following:

- Add Resolution #2022-39: A Resolution Awarding Service Weapon to Sarah Fishman.
- Change #4 under Consent Agenda to read: Motion to Approve Prequalified Contractors for the Wayne County Replacement Jail and Approval of the Bidding Process.

Finance Director Allison Speight reviewed the Budget Amendments and answered questions from the board.

Staff Attorney Andrew Neal reviewed the Sale of Surplus Property under the Consent Agenda.

Purchasing Manager Noelle Woods reviewed the prequalified contractors for the Wayne County replacement jail.

Closed Session

At 4:12 p.m. upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously declared itself in closed session to consider the location of business in Wayne County, 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 4:50 p.m., upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously declared itself in regular session.

Call to Order

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

Invocation

Vice-Chairman George Wayne Aycock, Jr. gave the invocation.

Pledge of Allegiance

Vice-Chairman George Wayne Aycock, Jr. 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 meeting of the Board of Commissioners on September 20, 2022.

Discussion/Adjustment of Agenda

County Manager Chip Crumpler made the following adjustments to the agenda:

- Add Resolution #2022-39: A Resolution Awarding Service Weapon and badge to Sarah Fishman.
- Change #4 under Consent Agenda to read: Motion to Approve Prequalified Contractors for the Wayne County Replacement Jail and Approval of the Bidding Process.

Upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously approved and authorized the adjusted agenda.

Motion to Adopt Resolution #2022-29: A Resolution Honoring the Life of Sergeant Matthew Ryan Fishman

Sheriff Larry M. Pierce read the resolution for Sergeant Matthew Ryan Fishman.

Upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously adopted Resolution #2022-29, attached hereto as Attachment A.

Motion to Adopt Resolution #2022-39: A Resolution Awarding Service Weapon and Badge to Sarah Fishman

Upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously adopted Resolution #2022-39, attached hereto as Attachment B.

Sheriff Larry M. Pierce presented the service weapon and badge to Sarah Fishman.

Motion to Adopt Resolution #2022-30: A Resolution Honoring the Heroic Actions of Deputy Alexander Ramon Torres

Sheriff Larry M. Pierce read the resolution for Deputy Alexander Ramon Torres.

Upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously adopted Resolution #2022-30, attached hereto as Attachment C.

Motion to Adopt Resolution #2022-31: A Resolution Honoring the Heroic Actions of Corporal Andrew Logan Cox

Sheriff Larry M. Pierce read the resolution for Corporal Andrew Logan Cox.

Upon motion of Commissioner Chris Gurley, the Board of Commissioners unanimously adopted Resolution #2022-31, attached hereto as Attachment D.

Motion to Approve 2022 Fire Prevention Month Proclamation

Bruce Kearney read the 2022 Fire Prevention Month Proclamation.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the 2022 Fire Prevention Month Proclamation, attached hereto as Attachment E.

Motion to Approve 2022 Breast Cancer Awareness Month Proclamation

Vice-Chairman George Wayne Aycock, Jr. read the 2022 Breast Cancer Awareness Month Proclamation. He and Commissioner Antonio Williams shared their personal experiences regarding breast cancer and urged everyone to have yearly check-ups.

Upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously approved the 2022 Breast Cancer Awareness Month Proclamation, attached hereto as Attachment F.

Motion to Approve 2022 Industry Appreciation Month Proclamation

Commissioner Barbara Aycock read the 2022 Industry Appreciation Month Proclamation, attached hereto as Attachment G.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the 2022 Industry Appreciation Month Proclamation.

Consent Agenda

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved and authorized the following items under the consent agenda:

1. Application for Property Tax Exclusion.
2. Budget Amendments
 - a. Inspections - #124
 - b. Animal Services - #128
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, attached hereto as Attachment H.
4. Motion to Approve Prequalified Vendors for the Wayne County Replacement Jail and Approval of the bidding process, attached hereto as Attachment I.

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

Director of Public Affairs Joel Gillie gave a presentation on the proposed ¼ Cent Local Sales Tax Option, attached hereto as Attachment J.

5:34 P.M. Public Hearing

At 5:34 p.m., Chairman Joe C. Daughtery opened a public hearing on incentives for SunTree Snack Foods, LLC.

Staff Attorney Andrew Neal reviewed the proposed economic development incentive grant for SunTree Snack Foods, LLC.

As no one presented to speak, the Public Hearing was adjourned at 5:37 p.m.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the proposed economic development incentive grant for SunTree Snack Foods, LLC, attached hereto as Attachment K..

Recess the Board of Commissioners Meeting

At 5:38 p.m., Chairman Joe C. Daughtery recessed the regular Board of Commissioners meeting.

Convene the Board of Adjustment Meeting

At 5:38 p.m., Chairman Joe C. Daughtery convened the Board of Adjustment meeting.

5:38 P.M. Public Hearing

At 5:38 p.m., Chairman Joe C. Daughtery opened a public hearing on a variance request.

After being sworn-in by Clerk to the Board Carol Bowden, Planning Director Berry Gray reviewed the variance request, attached hereto as Attachment L, and answered questions from the Board.

After being sworn-in by Clerk to the Board Carol Bowden, Mr. James Hudson and Mrs. Iris Hudson spoke of being against the variance request.

The Public Hearing was closed at 5:45 p.m.

The Board asked Mr. Gray additional questions and Mr. Lynch, the property owner, asked to speak, but was not allowed due to the Public Hearing having been closed. Additionally, he was not allowed to present new evidence.

Upon motion of Commissioner Chris Gurley, the Board of Adjustment failed to approve the variance request by a vote of two to four, with Chairman Joe C. Daughtery and Commissioner Chris Gurley voting for the request.

Adjourn the Board of Adjustment Meeting

At 5:58 p.m., Chairman Joe C. Daughtery adjourned the Board of Adjustment Meeting.

Reconvene the Board of Commissioners Meeting

At 5:58 p.m., Chairman Joe C. Daughtery reconvened the Board of Commissioners meeting.

Public Comments

Julie Whitfield spoke of her father, Deloit Cotton, a former commissioner who passed away in 2007, and announced she was running for office.

County Manager's Report

County Manager Chip Crumpler stated he attended the Agriculture Luncheon at the Maxwell Center; urged citizens and staff to get the flu vaccine; stated the County survived Hurricane Ian well; reminded the Board of the Interlocal Government Meeting on November 1, 2022; and reminded the Board of the Goldsboro Business Campus groundbreaking on October 10, 2022.

Board of Commissioners Committee Reports

Commissioner Bevan Foster had no comments.

Commissioner Antonio Williams stated he attended a conference in Washington D.C. and brought back tools to help the commissioners and possibly the community, to include reducing the violence in our communities. He discussed the costs to communities related to murder, including developers not developing in the area due to crime. He said the violence is having a profound effect on young black men and women. He spoke of one man recently murdered, Alex Sharpless, who was his mother's only child. Commissioner Williams asked the citizens to share any information they knew of the murder and stated it was time to reevaluate the word "snitching".

Commissioner Barbara Aycock stated she attended the Agriculture Luncheon at the Maxwell Center, and shared the importance of stopping the loss of farmland. She thanked Commissioner Williams for the information he brought back from Washington D.C.

Commissioner Chris Gurley stated he attended the Agriculture Luncheon at the Maxwell Center and everything he did to prepare the County for Hurricane Ian. He asked for volunteers for the local fire service.

Vice-Chairman George Wayne Aycock, Jr. shared his experience from his trip to Langley Air Force Base with Seymour Johnson Air Force Base and the Military Affairs Committee. He stated he attended the Wayne Community College Board meeting and was thrilled to have the new trustee attend, Mr. Craig West. He also stated he attended the recent Chamber of Commerce meeting.

Chairman Joe C. Daughtery urged the citizens to vote for the quarter-cent sales tax.

Adjournment

At 6:16 p.m., Chairman Joe Daughtery adjourned the meeting of the Wayne County Board of Commissioners.

A handwritten signature in cursive script, appearing to read "Carol Bowden", is written over a horizontal line.

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 #2022-39: A RESOLUTION AWARDING SERVICE WEAPON TO SARAH FISHMAN, WIFE OF THE LATE SERGEANT MATTHEW RYAN FISHMAN

WHEREAS, Sgt. Matthew Ryan Fishman paid the ultimate sacrifice in the line of duty on August 1, 2022; and

WHEREAS, Sgt. Matthew Fishman had been an employee of the Wayne County Sheriff's Office and died from his injuries on August 2, 2022; and

WHEREAS, Sgt. Fishman served 12 years with the Sheriff's Office in Wayne County;

WHEREAS, throughout his years he earned the admiration, respect, and friendship of those with whom he worked, and who mourn his loss.

NOW, THEREFORE BE IT RESOLVED that the Wayne County Board of Commissioners, in accordance with North Carolina General Statute § 20-187.2, hereby awards Sarah Fishman, Sgt. Matthew Fishman's wife, his service weapon in exchange for consideration of \$1.00 and awards him his badge.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Wayne County Board of Commissioners extends its sincerest sympathies to the family, friends, and brothers and sisters in blue, and ask the community to keep them in their prayers.

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 #2022-30 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

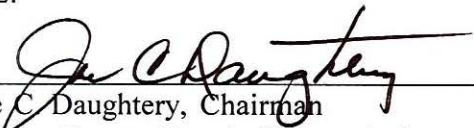
WHEREAS, from the Book of Romans 13:4- For he is God's servant to do you good; Deputy Torres and Corporal Cox represent all that is good, not just in law enforcement, but in our community and our world.

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

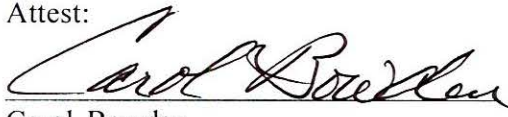
and deeply appreciates his service to Wayne County and its citizens.

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

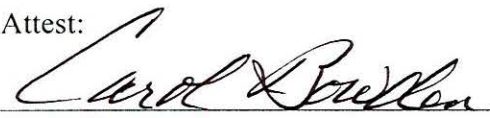
The Unselfish and Heroic Actions of Corporal Andrew Logan Cox

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

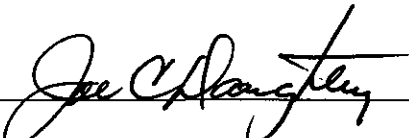
WHEREAS, Wayne County residents will make sure their smoke and CO alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

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

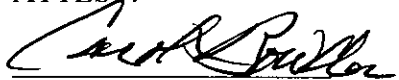
WHEREAS, the 2022 Fire Prevention Week theme™, "Learn the Sounds of Fire Safety!" effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms.

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

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



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.



200 North Center Street
Goldsboro, NC 27530
(919) 580-4362

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

Item _____

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 Enterprise 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: 919-738-1716

Email: jmfilds921@yahoo.com

Amount of Bid Deposit: 81.00

2022 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

 **CHECK ARMOR**
BEAT THE PROTECTION

Pay to the
Order of

City of Goldsboro

\$ 156.00

One Hundred Fifty Six Dollars ^{72/100} Dollars

 Photo
Safe
Deposit
Details on back

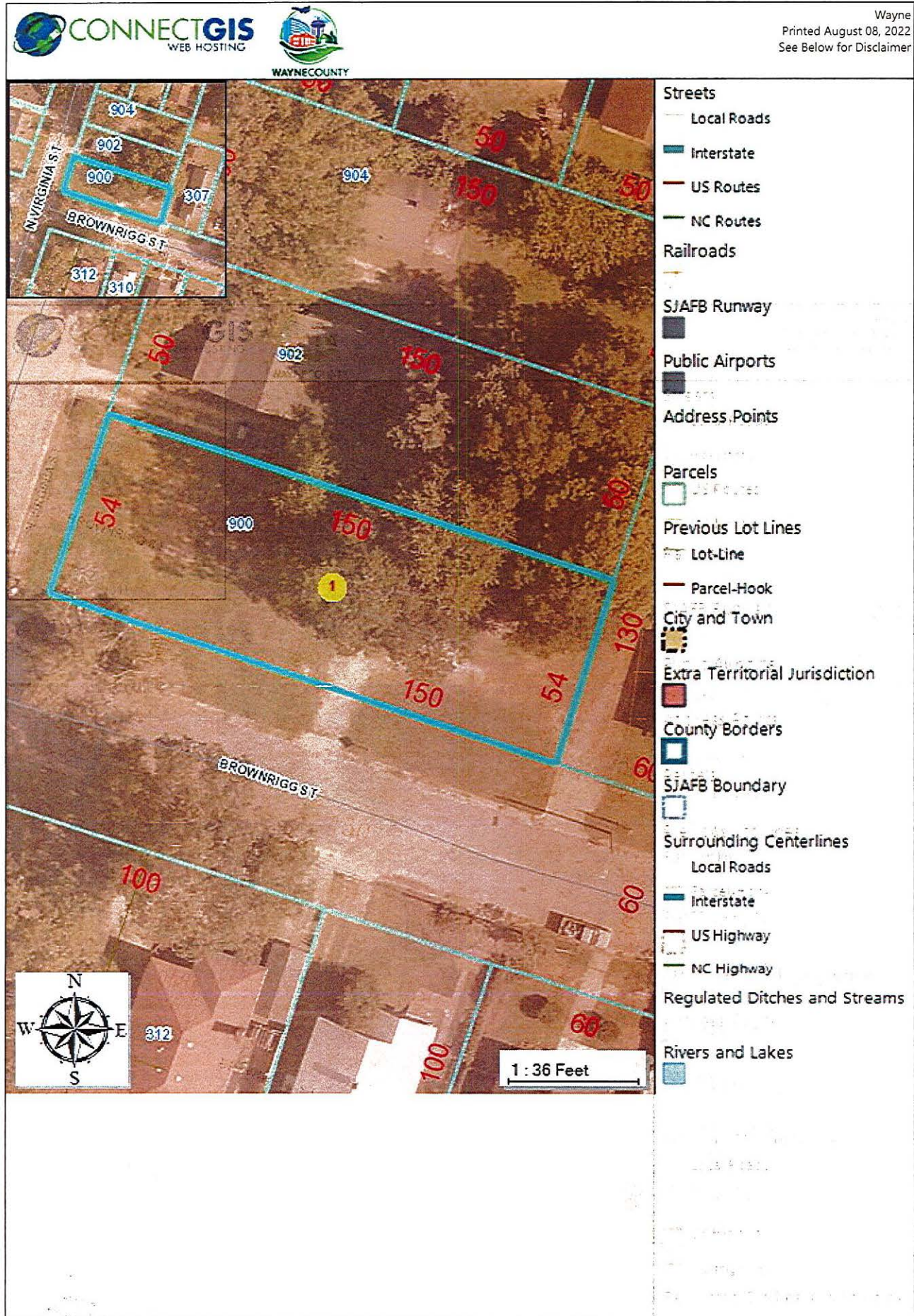


First Citizens Bank

For _____

Janice A. Johnson ^{MP}

01376



<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>
I	I	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.

8/8/2022 5:02:52 PM

WAYNE COUNTY										Return/Appeal Notes: Parcel: 2690809009																																												
WAYNE COUNTY & CITY OF GOLDSBORO										PLAT: / UNIQ ID 48774																																												
900 N VIRGINIA ST										ID NO: 12000074009001																																												
79266550																																																						
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																																												
Appraised by 60 on 01801 CENTRAL BUSINESS DISTRICT										TW-12																																												
										CI-01 FR-00 EX-2 AT-																																												
										LAST ACTION 20190411																																												
CONSTRUCTION DETAIL										DEPRECIATION																																												
MARKET VALUE										CORRELATION OF VALUE																																												
TOTAL POINT VALUE BUILDING ADJUSTMENTS TOTAL ADJUSTMENT FACTOR TOTAL QUALITY INDEX										% GOOD TYPE: SINGLE FAMILY RESIDENTIAL STYLE:																																												
USE MOD Eff. Area QUAL BASE RATE RCN EYB AYB 01 00										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 - 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 <table border="1"> <thead> <tr> <th>OFF.</th> <th>RECORD</th> <th>DATE</th> <th>DEED</th> <th>TYPE</th> <th>Q/UV/I</th> <th>PRICE</th> </tr> </thead> <tbody> <tr> <td>03158</td> <td>0103</td> <td>5/2015</td> <td>WD</td> <td>C</td> <td>I</td> <td>0</td> </tr> <tr> <td>03154</td> <td>0496</td> <td>5/2015</td> <td>WD</td> <td>C</td> <td>I</td> <td>0</td> </tr> <tr> <td>01172</td> <td>0699</td> <td>7/1987</td> <td>WD</td> <td>U</td> <td>I</td> <td>16000</td> </tr> <tr> <td>01133</td> <td>0824</td> <td>6/1986</td> <td></td> <td>U</td> <td>I</td> <td>6000</td> </tr> </tbody> </table> HEATED AREA 5-18 demo house.										OFF.	RECORD	DATE	DEED	TYPE	Q/UV/I	PRICE	03158	0103	5/2015	WD	C	I	0	03154	0496	5/2015	WD	C	I	0	01172	0699	7/1987	WD	U	I	16000	01133	0824	6/1986		U	I	6000
OFF.	RECORD	DATE	DEED	TYPE	Q/UV/I	PRICE																																																
03158	0103	5/2015	WD	C	I	0																																																
03154	0496	5/2015	WD	C	I	0																																																
01172	0699	7/1987	WD	U	I	16000																																																
01133	0824	6/1986		U	I	6000																																																
SUBAREA										UNIT																																												
TYPE GS AREA RPL FIREPLACE SUBAREA TOTALS										CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS TOTAL OB/XF VALUE 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 RF AC LC TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS 0100 0100 R-6 54 150 1.0000 2 1.0000 60.00 54.000 FF 1.000 60.00 3240 0																																												
TOTAL MARKET LAND DATA										TOTAL PRESENT USE DATA																																												

Item _____

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

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- 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.
- 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 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.doc; 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.



200 North Center Street
Goldsboro, NC 27530
(919) 580-4362

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

Item _____

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.
- 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 51,500.00 for the

purchase of property at the following location:

Parcel: 2690807116

Street: 901 North Virginia Street, Goldsboro, NC

Signed: Janice F. Johnson
Date: July 12, 2022

Name Janice F. Johnson

Address: 300 Tonya Drive, Goldsboro

Phone: 919-738-1716

Email: jmf1921@yahoo.com

Amount of Bid Deposit: 75.00

CITY OF GOLDSBORO
FINANCE DEPARTMENT

2022 JUL 12 PM 4:11

RECEIVED

J M FIELDS ENTERPRISES
P O BOX 1181
GOLDSBORO NC 27533

1376

7/12/2022 Date

 CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

City of Goldsboro

\$ 156.00

One Hundred Fifty Six Dollars ^{72/100} Dollars

 Photo
Safe
Deposit
Details on back

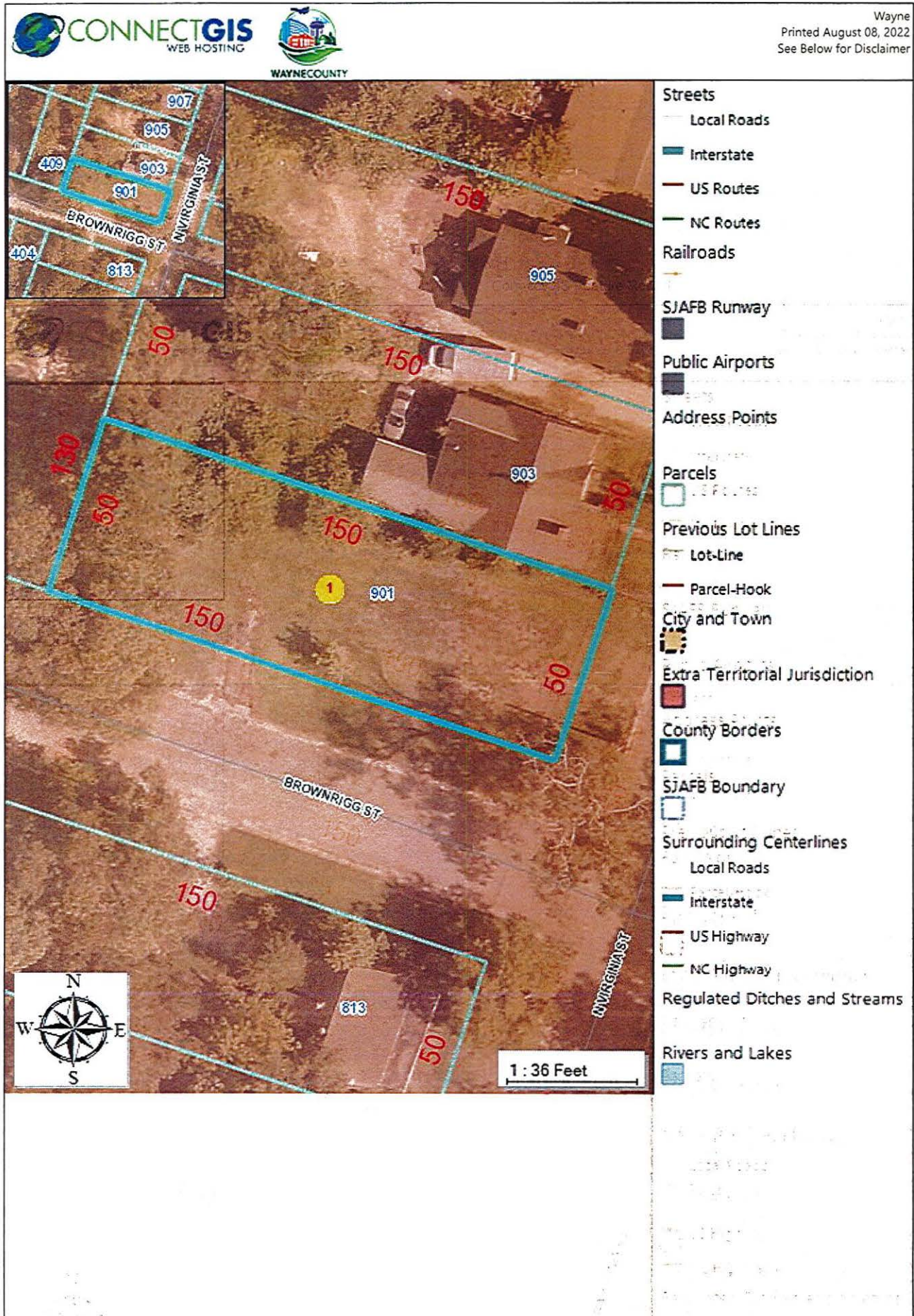


First Citizens Bank

For _____

Janice O. Johnson NP

01376



<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										CITY OF GOLDSBORO										Return/Appeal Notes: Parcel: 2690807116																			
901 N VIRGINIA ST										CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100)										PLAT: / UNIQ ID 48763																			
79266550										CARD NO. 1 of 1										ID NO: 12000074006013																			
Reval Year: 2019 Tax Year: 2022 LT 1 BLK G 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 EYBAY										CREDENCE TO																			
BUILDING ADJUSTMENTS										01 00										% GOOD										DEPR. BUILDING VALUE - CARD									
TOTAL ADJUSTMENT										TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. OB/XF VALUE - CARD										0									
FACTOR										STYLE:										MARKET LAND VALUE - CARD										3,000									
TOTAL QUALITY INDEX																				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 TYPE Q/UV/I INDICATE SALES																			
																				BOOK PAGE MOYRS TYPE Q/UV/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 77 1 1 1901 WD U V										0									
																				00820 0277 1 1972 WD U I										0									
																				HEATED AREA																			
																				TOTAL VALUE DEFERRED										NOTES									
																				5-18 demo house.																			
SUBAREA										CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % COND BLDG# FACT AYB EYB ANN DEP RATE OVR COND										OB/XF DEPR. VALUE																			
TYPE GS AREA % RPL CS										TOTAL OB/XF VALUE										0																			
FIREPLACE																																							
SUBAREA																																							
TOTALS																																							
BUILDING DIMENSIONS																																							
LAND INFORMATION																																							
HIGHEST AND BEST USE										USE CODE LOCAL ZONING FROM TAGE DEPTH / SIZE LND MOD FACT OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS										UNIT TYP TOTAL ADJUST. UNIT PRICE LAND. OVERRIDE LAND. NOTES																			
0100										0100 R-5 50 150 1.0000 2 1.0000										60.00 50.000 FF 1.000 60.00 3000 0																			
TOTAL MARKET LAND DATA																				3,000																			
TOTAL PRESENT USE DATA																																							

Item _____

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);

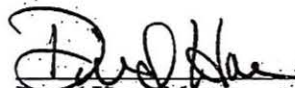
NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Goldsboro, North Carolina, that:

- 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 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.

Sales Tax Referendum: Moving Wayne Forward

Joel Gillie

Public Affairs Director



WAYNECOUNTY
NORTH CAROLINA

Background

- The NC General Assembly granted county boards of commissioners the authority to levy, subject to voter approval, an additional one-quarter cent (1/4¢) county sales and use tax.
- The sales and use tax referendum excludes gas, prescription medication, and non-prepared foods or groceries.
- Sales tax affects everyone making purchases in the County. Visitors travelling through will pay this tax as well, not just our residents.
- The Board is looking for alternative revenue sources to provide services to the public without increasing taxes on the property owners.

How Does It Affect Me

\$4 Purchase =



\$100 Purchase =



\$400 Purchase =



Why It's Important

- When you visit other counties and spend money, you're paying this increased sales tax. Duplin, Sampson, Wake, Orange, etc. These areas all collect 7% or more.
- If the sales tax referendum passes, this will generate approximately \$2.8 million.
- A 1 cent property tax increase only generates \$900,000
- Alternative revenue like this will allow the Commissioner to possibly lower property taxes.
- Sales tax revenue allows the County to provide better service to residents.
- Sometimes, you're already paying it. With the current tax rate of 6.75% your purchase gets rounded up to the nearest penny. That money goes to the state.

What This Funds

- Health Department
- Department of Social Services
- EMS stations
- Sheriff's Office
- 911 Center
- Landfill and Convenience Centers
- Library branches
- Senior Center and Services on Aging
- Veterans Services
- School safety and improvements

Moving Wayne Forward Campaign



WAYNECOUNTY
NORTH CAROLINA

JG2

Platforms For Information

Radio, News, Social Media, Billboards, Community Partners

\$4 purchase = 

\$100 purchase = 

\$400 purchase = 

CLICK HERE TO LEARN MORE

 **Moving Wayne Forward**
LOCAL SALES AND USE TAX

**Sales tax affects everyone.
Not just property owners.**

CLICK HERE TO LEARN MORE

 **Moving Wayne Forward**
LOCAL SALES AND USE TAX

JG1

**HOW WILL YOU FUND CRITICAL
SERVICES IN WAYNE COUNTY?**

Click Here to Learn More



www.waynegov.com/salestax

WAYNECOUNTY
NORTH CAROLINA

Slide 7

JG1 Joel Gillie, 10/3/2022

JG2 Joel Gillie, 10/3/2022

Recap

- Sales tax applies to everyone. Not just property owners. Visitors traveling through will pay this tax as well, not just our residents.
- This sales tax referendum excludes gas, prescription medication, and non-prepared foods or groceries.
- Sales tax revenue allows the Commissioners to lessen the burden on property taxes.
- Think of it like this: this sales tax would add one penny to a \$4 purchase, one quarter to a \$100 purchase, and one dollar to a \$400 purchase

How Do You Decide

Wayne County Local Sales and Use Tax

Local sales and use tax at the rate of one-quarter percent (0.25%)
In addition to all other State and local sales and use taxes.

☐ **For**

☐ **Against**

Look for this on your ballot in the November 2022 election. The voters will decide how they want to fund critical services, school safety, and improvements.

www.waynegov.com/salestax

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

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

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 ninety-four (94) 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 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 Ham, 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	16	16	\$5,050,000	\$5,050,000	\$15,000	\$ - 0 -	\$15,000	\$-0-
2023	60	76	\$2,050,000	\$7,100,000	\$21,000	\$15,000	\$21,000	\$15,000
2024	18	94	\$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	94	94	\$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>Year</i>	<i>A</i> <i>Annual Job Increase Goal (minimum)</i>	<i>B</i> <i>Total Jobs Increase Cumulative Goal</i>	<i>C</i> <i>Total Jobs Increase Cumulative Attained (% = C/B)</i>	<i>D</i> <i>Capital Investment Cumulative Totals Goal</i>	<i>E</i> <i>Actual Investment Cumulative Totals (%=E/D)</i>
2022	16	16	11(67%)	\$5,050,000	\$4,090,500 (81%)
2023	60	76	76(100%)	\$7,100,000	\$3,009,500 (100%)
2024	18	94	18 (100%)	\$8,650,000	\$1,550,000(100%)
2025	0	94	N/A	\$10,200,000	\$1,550,000(100%)
2026	0	94	N/A	-0-	-0-
2027	0	94	N/A	N/A	N/A
Totals	94	94	94 (100%)	\$10,200,000	\$10,200,000

Year 2023*(For calendar year 2022)**Average % attained = (67% [Jobs] + 81% [Investment]) ÷ 2 = 74%**Amount due from County payable by September 30, 2023, = .74 x \$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 x \$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]) ÷ 2 = 100%**Amount due from County payable by September 30, 2024, = 1.00 x \$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 x \$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]) ÷ 2 = 100%**Amount due from County payable by September 30, 2025, = 1.00[cap] x \$25,000 = \$25,000**Amount due from City payable by September 30, 2025, = 1.00[cap] x \$25,000 = \$25,000*Year 2026*(For calendar year 2025)**Average % attained = (100% [Jobs] + 100% [Investment]) ÷ 2 = 100%**Amount due from County payable by September 30, 2026, = 1.00 x \$27,000 = \$27,000*

Amount due from City payable by September 30, 2026, = 1.00 x \$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.



WAYNECOUNTY

NORTH CAROLINA

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: Wayne County Board of Adjustment

From: Berry Gray, Planning Director

Date: September 6, 2022

Re: Variance Request V-22-01

Item: Dimensional Variance
Parcel ID# 3524505875
Property Owner: G&L Ag Properties LLC
Applicant: Jim H. Lynch
Indian Springs Township, 4002 Indian Springs Road

Variance Request: Jim H. Lynch has requested a variance from Section 70-103(c) of the Wayne County Subdivision Ordinance in order to place a home within the required 60' setback. The structure is proposed to be 45' from the right of way along Indian Springs Road and Sanderson Road so a 15' variance on both road frontages is requested by the applicant. Due to the double road frontage and the fact that the lot depth ranges from 120' to 174', there is little room for residential construction.

Property Information: 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. The property is currently vacant and surrounded by other residential properties.

The property is within the following service areas:

- Zoning – OH (Outer Horizontal Height Overlay District)
- Fire – Indian Springs
- EMS – Station 1
- Water Supply Watershed – No
- Voluntary Agriculture District – Within ½ Mile
- Wetlands – No
- Board of Commissioners District – 5

Ordinance/Statute Information: Section 70-37 of the Wayne County Subdivision Ordinance requires that a Public Hearing be held by the Board of Adjustment prior to taking action on a variance to the dimensional requirements of the Ordinance.

NC General Statute 160D-406 states that a quasi-judicial hearing is required for variance requests and that “the concurring vote of four-fifths of the board shall be necessary to grant a variance.”

The Statute also states that prior to granting a variance, the Board of Adjustment must determine that an undue hardship may result from strict compliance.

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

Supporting documents attached:

Area Map

Site Map

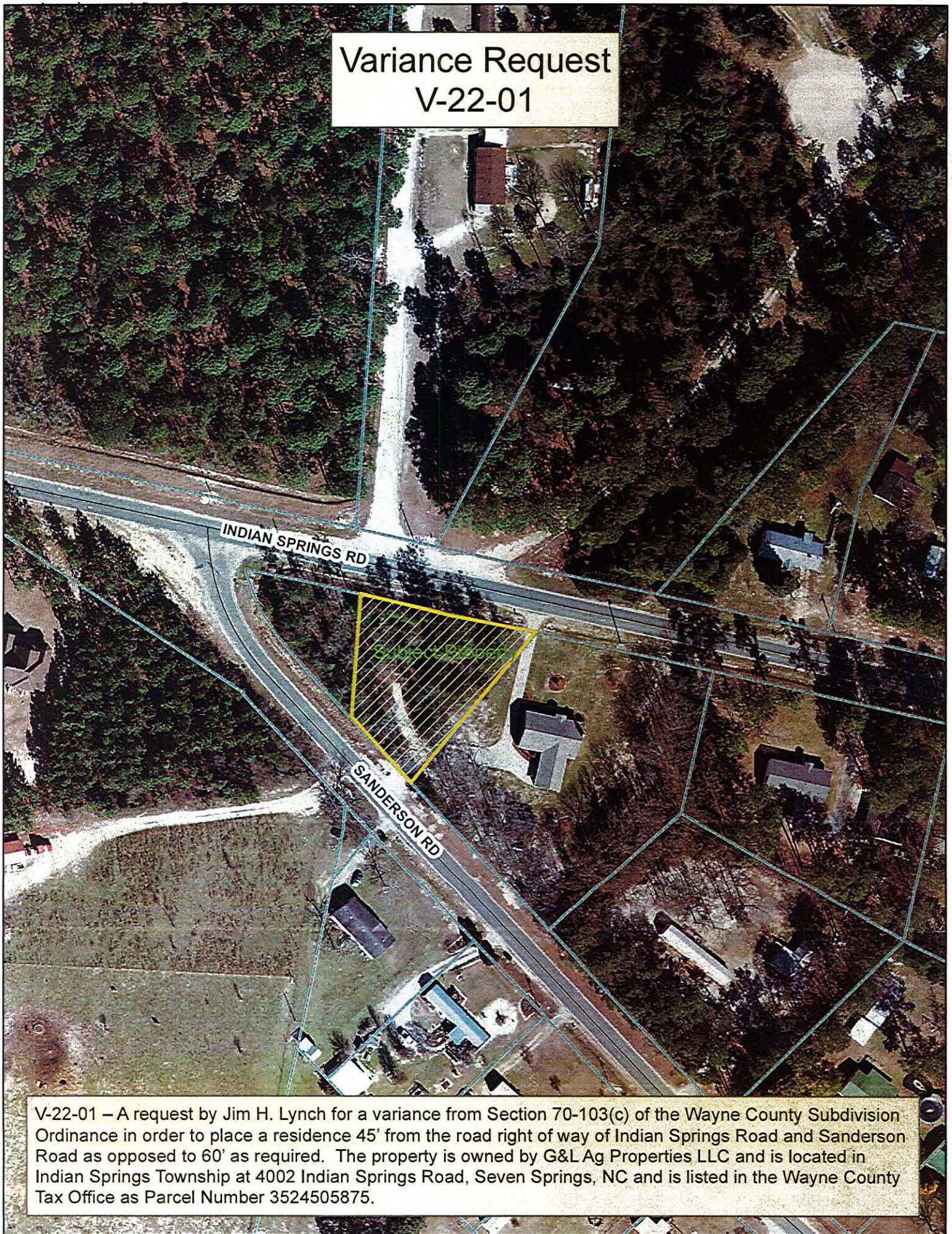
Variance Application

Variance Request V-22-01



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.

Variance Request V-22-01



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.

Wayne County, North Carolina

Petition for Zoning VarianceDate 8/5/2022Applicant Name: Jim H. Lynch Telephone 919 222 4791
Address: PO Box 10009 Goldsboro NC 27532Property Owner Name: GAL Ag Properties LLC Telephone: 919 778 3130
Address: PO Box 10009 Goldsboro NC 275321. Property address or location: 4002 Indian Springs Rd, Seven Springs NC 285782. Current zoning classification: OH3. Requested variance: Setbacks from Indian Springs & Sanderson Roads reduced to 45 feet.4. Property legal description (metes and bounds, or if subdivided, lot, block, subdivision plat book and page number): See attached Exhibit A5. Owner's intended use of the property in question if variance is approved: Residential

6. Explain in detail why you think this petition should be approved: Residential use keeps with current neighborhood use. Because the lot is bounded by MSRs on two sides, 60 feet from each makes residential use impossible. A reduction in required setback to 45 feet does not materially harm neighbors of either side, one of which shares common ownership with the subject.

7. Name and addresses of owners whose property abuts the property in question: James R Hudson, Jr & Rhett I Hudson - 4004 Indian Springs Rd, Seven Springs NC 28578
Sleepy Creek Farms, Inc. - PO Box 10009 Goldsboro NC 27532

I certify that I, the applicant, have the consent of the owner and act on his behalf in applying for the variance to in the Wayne County Zoning Ordinance.

Date: 8/5/22 Signature: Jim H. Lynch
Applicant

Report of the Zoning Enforcement Officer on the property in question: _____

Fee Paid \$ _____ Date _____

Date Public Hearing Scheduled _____ Time _____

Dates Public Hearing Advertised _____

Petition: Approved _____ Petition No. _____
Denied _____

BOOK 3232 PAGE 285

Exhibit A

TRACT TWENTY: Dale Farm Property, Indian Springs Township - Parcel ID
#3524505875

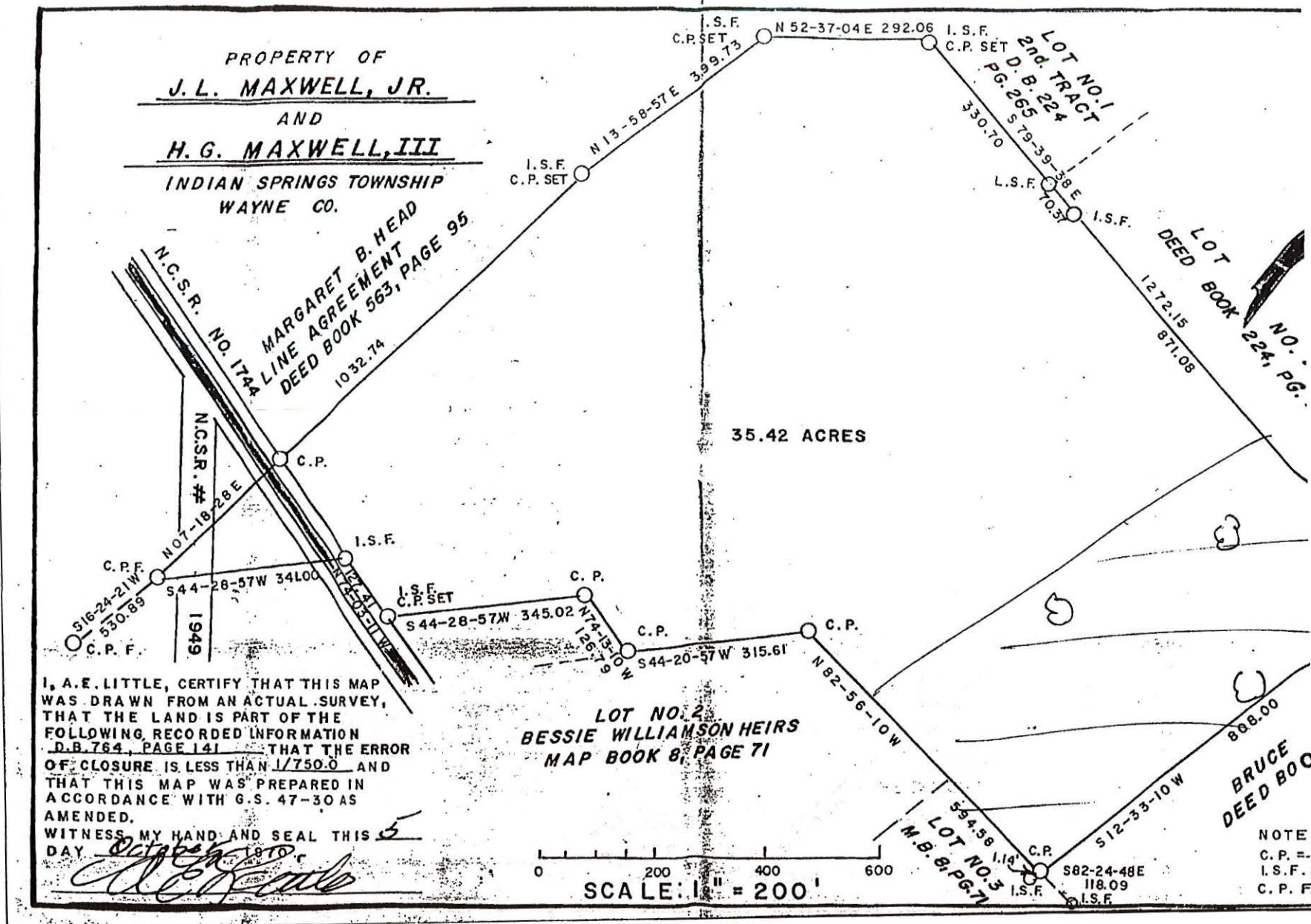
A portion of the below metes & bounds
description. See attached map for specific location.

BEGINNING at a nail in the center of N.C.S.R. No. 1744 at the intersection of Margaret B. Head's line with said road and runs thence with the Head line N. 07-18-28 E. 30.18 feet to a concrete post; thence N. 07-18-28 E. 729.45 feet to a concrete post; thence N. 13-58-57 E. 399.73 feet to a concrete post; thence N. 52-37-04 E. 292.06 feet to a concrete post; thence S. 79-39-38 E. 330.70 feet to a lightwood stake found; thence continued S. 79-39-38 E. 70.37 feet to an iron stake found; thence continued S. 79-39-38 E. 871.08 feet to a concrete post in Bruce Price's line; thence with said line S. 12-33-10 W. 808.00 feet to a concrete post; thence N. 82-56-10 W. 594.58 feet to a concrete post; thence S. 44-20-57 W. 315.61 feet to a concrete post; thence N. 74-13-10 W. 126.79 feet to a concrete post; thence S. 44-28-57 W. 345.02 feet to a concrete post 30 feet from the center of N.C.S.R. No. 1744; thence N. 74-03-11 W. 127.41 feet to an iron stake; thence S. 44-28-57 W. 341.00 feet to a concrete post found on the south side of N.C.S.R. No. 1949; thence N. 07-18-28 E. 273.11 feet to the point of beginning, containing 35.42 acres more or less, according to a survey by A. E. Little, R.S., dated October 5, 1970; and being the same land conveyed to William E. Shepard, Jr. and wife, Louise W. Shepard by deed from J. L. Maxwell, Jr. and wife and H. G. Maxwell, III and wife, dated February 1, 1971 and duly recorded in the Wayne County Registry.

LESS AND EXCEPT the property conveyed to Gary Thomas Kornegay and wife, Joyce D. Kornegay, by deed dated September 20, 1995, recorded in Book 1494, Page 569, Wayne County Registry; and

LESS AND EXCEPT the property conveyed to Maxwell Foods, LLC, by deed dated August 26, 2015, recorded in Book 3181, Page 59, Wayne County Registry.

(Remainder of page intentionally left blank)



Journal Proof Report



Journal Number: 479 Year: 2023 Period: 3 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6324530-535100	Repairs & Maint-Buildings		N		\$2950.00
BUA	6324530-551000	Capital Outlay-Equipment		N	\$2950.00	
Journal 2023/3/479				Total	\$2950.00	\$2950.00

Journal Proof Report



Journal Number: 481 Year: 2023 Period: 3 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-526200	Non-Capital Computer Equipment		N	\$1746.00	
BUA	1104318-526100	Office Supplies-NonCaptl FF&E		N		\$1746.00
			Journal 2023/3/481	Total	\$1746.00	\$1746.00

Journal Proof Report



Journal Number: 482 Year: 2023 Period: 3 Description: IT Reference 1: 123 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	4908100-599110	Contingency-Capital Outlay		N		\$10518.46
BUA	1104210-526200	Non-Capital Computer Equipment		N	\$10518.46	
BUA	4908100-598000	Transfers to Other Funds		N	\$10518.46	
BUA	1104210-398400	Transfers from Other Funds-CPF		N		\$10518.46
Journal 2023/3/482				Total	\$21036.92	\$21036.92

Journal Proof Report



Journal Number: 489 Year: 2023 Period: 3 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6324530-535100	Repairs & Maint-Buildings		N		\$3900.00
BUA	6324530-551000	Capital Outlay-Equipment		N	\$3900.00	
Journal 2023/3/489				Total	\$3900.00	\$3900.00