



Agenda

Greenville City Council Agenda

April 24, 2017
6:30 PM
City Council Chambers
200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Mayor Thomas

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

- **Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VI. Consent Agenda

1. Acceptance of Single-Family Loan Pool Disaster Recovery Funds from the North Carolina Housing Finance Agency
2. Renewal of Contract with The Ferguson Group
3. Establishment of Fair Market Value for 1009 West 5th Street
4. Establishment of Fair Market Value for 1119 West 5th Street

5. Establishment of Fair Market Value for 1404 West 5th Street

VII. Old Business

6. Request by Home Builders Supply Company to purchase City-owned property located at Wilson Street and Line Avenue, being Pitt County Parcel Number 19999

VIII. New Business

7. Updated presentation by the North Carolina Department of Transportation on preferred alternatives for project U-2817 Evans Street/Old Tar Road Widening and consideration of recommended project design
8. Resolution authorizing the conveyance of City-owned property located at 611 Roosevelt Avenue to the KCC Community Development Center
9. Update on the Coastal Plain Baseball League Potential Expansion into the Greenville Area
10. Update on the Sister Cities initiative and consideration of a memorandum of understanding
11. Discussion on Car Accident Clean-Up Maintenance Procedures
12. Discussion of waiving parking fines in the University Neighborhood during graduation ceremonies
13. Discussion of resolution for naming the 10th Street Connector in honor of Dr. Leo W. Jenkins and naming the new 10th Street Connector Bridge in honor of Dr. Andrew A. Best
14. Discussion of the Greenville Bicycle and Pedestrian Commission's Resolution on a Policy to Support Bike Lanes and Sidewalks for Current and Future Road Projects

IX. City Manager's Report

X. Comments from Mayor and City Council

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Acceptance of Single-Family Loan Pool Disaster Recovery Funds from the North Carolina Housing Finance Agency

Explanation: **Abstract:** The City of Greenville has been awarded the first round of disaster recovery funding resulting from the effects of Hurricane Matthew from the NC Housing Finance Agency. Staff is requesting approval to execute the required agreement and accept funding.

Explanation: The City of Greenville has been awarded the first round of disaster recovery funding from the effects of Hurricane Matthew from the NC Housing Finance Agency. The City was awarded up to \$150,000 from the Essential Single-Family Loan Pool - Disaster Recovery program. The funds will be used to provide housing rehabilitation for homes damaged during Matthew. The homes selected will be those that sustained minor damages from Hurricane Matthew within the City limits and Extraterritorial Jurisdictional areas of the City of Greenville. Up to 4 homes will be repaired under the program and are in addition to urgent repair funds that will be forthcoming.

Additional Hurricane Matthew disaster recovery applications are being processed for buyout, relocation, and repairs. Staff anticipates additional grant awards for disaster recovery efforts will be forthcoming.

Fiscal Note: Up to \$150,000 in grant funds for repair of homes damaged from Hurricane Matthew have been awarded by the North Carolina Housing Finance Agency

Recommendation: Acceptance of the funds and authorize the City Manager to enter into agreements for the Essential Single-Family Rehabilitation Loan Pool - Disaster Recovery Program.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Essential Single-Family Award](#)



March 30, 2017

A self-supporting
public agency

Mr. Merrill Flood, Acting City Manager
City of Greenville
PO Box 7207
Greenville, NC 27858

Scott Farmer
Executive Director

Dear Mr. Flood:

PO Box 28066
Raleigh, NC
27611-8066

I am pleased to inform you that your Essential Single-Family Rehabilitation Loan Pool - Disaster Recovery (ESFRLP-DR) application has been conditionally approved by the Agency for a set-aside not to exceed \$150,000. Under ESFRLP-DR, those receiving conditional approval will be referred to as "ESFR Loan Pool Members" (Members) and may access additional funds from the \$15 million loan pool on a first come/first-served/first-approved basis after meeting certain thresholds. Applications were received from a variety of housing providers proposing to serve counties designated under ESFRLP-DR. Success in this competition reflects your organization's commitment and capacity to help meet the housing needs in your service area. For that we congratulate and thank you!

3508 Bush Street
Raleigh, NC
27609-7509

Enclosed is the Agency signed Funding Agreement. Please have your Chief Administrative Official identified in the ESFRLP-DR Application for Funding sign and return an electronic copy to the Agency. Keep the original for your files. The next step is to provide the North Carolina Housing Finance Agency (the Agency) with the documentation requested in the enclosed "Post Approval Documentation" packet (PAD). Please review the PAD, complete it and return it as soon as possible to the Agency to the attention of Mark Lindquist, along with all the requested documentation. No reservation requests will be accepted until PAD approval and execution of the Funding Agreement.

Tel. 919-877-5700
Fax. 919-877-5701
www.nchfa.com

An Agency staff person has been assigned to work with each Member as its single point of contact for all matters pertaining to ESFRLP-DR. We refer to them as "case managers" and charge each with assisting their assigned cases as needed to help ensure success in achieving the Program goals. Mike Handley, Manager of Housing Rehabilitation, will be your case manager for this project and will be reviewing your PAD. Please do not hesitate to contact him any time you have questions, concerns or comments. His telephone number is 919-877-5627. All ESFRLP-DR-related correspondence should be addressed to Stacy Lewis and copied to the case manager's attention. Should you have any questions concerning the PAD, please contact your case manager or myself via email at mghandley@nchfa.com or at 919-877-5627.

On behalf of the Agency, I congratulate you on your successful application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Handley".

Michael Handley
Manager of Housing Rehabilitation

cc. Karen Gilkey, Planner II

NORTH CAROLINA HOUSING FINANCE AGENCY

**Essential Single-Family Rehabilitation
Loan Pool – Disaster Recovery**

FUNDING AGREEMENT

Member: **City of Greenville**

Funding Agreement Number: **ESFRLPDR30**

NORTH CAROLINA HOUSING FINANCE AGENCY
Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery
FUNDING AGREEMENT

This Funding Agreement (the "Agreement") is entered into on the 30th day of March, 2017, by the North Carolina Housing Finance Agency (the "Agency"), a public agency of the State of North Carolina and City of Greenville (the "Member").

Recitals

Whereas, the North Carolina General Assembly enacted the North Carolina Housing Trust Fund and Oil Overcharge Act, N.C.G.S. Chapter 122E (the "Act") for the purposes of providing funding for affordable housing as described therein (the "Fund"); and

Whereas, the Act also created the North Carolina Housing Partnership (the "Partnership") to establish policies for programs of the Fund; and

Whereas, the North Carolina General Assembly enacted the Disaster Recovery Act of 2016 (House Bill 2) to, inter alia, appropriate funds to the Fund to directly benefit persons and families affected by certain natural disasters; and

Whereas, the Agency has adopted policy guidelines for the operation of an Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery (the "Program") from the Fund; and

Whereas, the Agency is responsible for administering the Fund and the programs of the Fund based on the policies, rules and regulations of the Partnership; and

Whereas, the Agency has advertised a Notice of Funding Availability for funding under the Program and invited applications to participate in the Program; and

Whereas, the Application of the Member identified on the cover page of this Funding Agreement was received, evaluated, and approved by the Agency and thereby made a part of this Agreement; and

Whereas, the Agency has developed Program Guidelines (the "Guidelines") dated January 2017 and as may be amended from time to time, governing the execution of the Program by the Member and their relationship to this Agreement is made explicit in section 9 of this Agreement;

Now, therefore, in consideration of the payment of ten dollars (\$10.00) by the Member to the Agency, the exchange of the mutual promises set forth herein and other good and valuable consideration the Member and the Agency mutually agree as follows:

PART A: TIME OF PERFORMANCE

Section 1: Time of Performance

(a) The Member shall begin performance of this Agreement on the 30th day of March, 2017 and shall complete performance no later than the 30th day of June, 2019 (date of completion). Any funds that are not committed under contract (pursuant to section 3.2 of the Program Guidelines) to a Program participant as of the completion date must be withdrawn from deposit and returned to the Agency, unless the Agency agrees in writing to an extension of this Agreement.

(b) The Member must make reasonable progress in the use of funds under this Agreement. Failure to do so may result, in the Agency's sole discretion, in a reduction of the amount of funds available under this Agreement.

PART B: PROGRAM FUNDING

Section 2: Grant Amount

(a) The Agency has approved a set-aside of up to \$150,000 of ESFRLP-DR funds for the Member. The Member may reserve funds from this set-aside on a unit-by-unit basis in accordance with Program Guidelines (PG) 3.2.2 & 3.2.3, within six (6) months from the date of this Funding Agreement. Any funds from this set-aside not reserved by that date shall be de-obligated and remain in the ESFRLP-DR pool for reallocation to those Members seeking funding for additional units. The funds are from the State appropriated North Carolina Housing Trust Fund – Disaster Recovery Funds and are subject to the availability of said funds. In no event shall expenditures under this Agreement exceed this Program Grant. All funds disbursed under this Agreement must be used for the repair and rehabilitation of a single-family residence that was damaged as a result of one of the following Disasters: Hurricane Matthew, Tropical Storms Julia or Hermine.

(b) Funds for additional units may be reserved from the ESFRLP-DR pool, depending on availability, on a unit-by-unit, first come, first served basis in accordance with PG 3.2 up until December 31, 2018. Any funds, not committed under contract (pursuant to Section 3 of the Program Guidelines) to a unit as of December 31, 2018, must be withdrawn from deposit and returned to the Agency. All units must be completed and closed out by June 30, 2019.

Section 3: Disbursement of Funding

The Member will receive Program funds in accordance with the Guidelines, section 3.2 *Reservation and Disbursements*.

Section 4: Deposit of Funds

(a) Any money advanced to the Member must be deposited, tracked and documented in accordance with the Guidelines, sections 3.3 *Member Accounts* and 3.4 *Program Income*.

(b) The Agency reserves the right to require that all deposits made in eligible accounts will be subject to withdrawal by the Member and will also be subject to withdrawal by the Agency. If the Agency chooses to exercise this option, an agreement for custodial accounts will be provided by the Agency to implement the requirement and will be executed prior to the initial disbursement.

(c) Checks will be delivered to the addresses provided in section 23 of this Agreement.

PART C: FINANCIAL MANAGEMENT

Section 5: Establishment and Maintenance of Accounting Records

The Member must comply with the accounting procedures of the Guidelines, Section 3.5 *Accounting System Requirements* and Section 3.6 *Record Keeping*.

Section 6: Procurement Procedures

Member shall establish written procurement and contracting procedures which provide that proposed procurement and contracting actions will be properly managed in accordance with the Guidelines, section 3.7 *Procurement*.

Section 7: Annual Audit Report

The Member must comply with the auditing standards and requirements of the Guidelines, section 3.8 *Financial Audit Requirements*.

PART D: PROGRAM MANAGEMENT

Section 8: Program Guidelines

This Agreement is subject to the provisions of the Guidelines, whether or not specifically referenced in this Agreement, and all defined terms used in this Agreement shall have the same meanings as used in the Guidelines. In the event of a conflict between this Agreement and the Guidelines, the Guidelines shall govern. In the event the Guidelines are revised, the Agency will forward such revisions to the Member and thereby make them a part of this Agreement. Failure of the Member to comply with the terms and conditions of the Guidelines shall be an event of default by the Member under this Agreement. Any reference to this Agreement includes the Guidelines.

The Agency may reduce, suspend, or otherwise change the disbursement of payments under this Agreement, and the Agency may terminate this Agreement if the Agency determines that the Member has failed to comply with the Agreement or the Guidelines.

Section 9: Program Documents

The Member's Program must use loans to finance eligible repairs for Program participants. The Member must comply with the documentation requirements of the Guidelines, section 4.3 *Program Documents*.

Section 10: Member Responsibility

The Member must comply with the procedures and requirements of the Guidelines, section 3.9 *Monitoring by Member*.

Section 11: Reports

The Member must comply with the procedures and requirements of the Guidelines, section 3.10 *Reporting by Member*.

Section 12: Right To Inspect

The Member must comply with the procedures and requirements of the Guidelines, section 3.11 *Monitoring by Agency*.

PART E: GENERAL CONDITIONS

Section 13: Prohibited Activity

The Member must comply with the procedures and requirements of the Guidelines, section 2.2 *Prohibited Activities*.

Section 14: Publicity

The Member must, when publicizing Program availability, act in accordance with the requirements of the Guidelines, section 4.1 *Selection of Applicants*.

Section 15: Contract Changes

Any proposed changes in this Agreement shall be in writing, submitted to and approved and executed by the Agency before the performance of any work involved in the proposed change.

Section 16: Assignment

This Agreement shall be binding on and inure to the benefit of the Agency, its successors and assigns. The Member may not assign all or any part of its interest in this Agreement or delegate any duty or obligation hereunder without the prior written consent of the Agency.

Section 17: Termination of Agreement

Termination of this Agreement will be governed by the rules and requirements of the Guidelines, section 3.1 *Funding Agreement*.

Section 18: Indemnification

The Member holds harmless and indemnifies the Agency from any and all claims, including reasonable attorney's fees, for injury or damage to persons or property which may arise in connection with work performed under this Agreement or pursuant to the Member's Program.

Section 19: Litigation

The Member represents and warrants to the Agency that there is no pending or active litigation against the Member that may jeopardize or adversely affect this Agreement or the completion of activities hereunder.

Section 20: Iran Divestment Act Certification

The Member warrants and certifies that as of the date hereof, the Member is not identified on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 143-6A-4 Iran Divestment Act of 2015, Article 6A, as amended, of Chapter 143C of the General Statutes of North Carolina. The person signing this Agreement certifies that he or she is authorized by Member to make the foregoing certification. Member further agrees that it will not utilize on this Agreement any subcontractor that is identified on the Final Divestment List.

Section 21: E-Verify

Member agrees to comply with the requirement of N.C.G.S. 64-26(a) which requires private employers with 25 or more employees in the State of North Carolina to comply with the Federal E-Verify system for verification of all employees' legal work status.

Section 22: Prohibition of Discrimination.

The Member must consider all applications in the order in which they are received, or in any other manner designated by the Agency, on a fair and equal basis, may not arbitrarily reject an application, and may not, vary the terms of a loan or the application procedures therefore or reject an applicant in violation of any State or federal law regarding discrimination.

Section 23: Notice

Any requirement to provide notice under this Agreement shall be deemed to have been met if delivered to the following parties at the following addresses:

Member:

Mr. Merrill Flood, Acting City Manager
City of Greenville
PO Box 7207
Greenville, NC 27858

Agency:

Michael Handley, Manager of Housing Rehabilitation
North Carolina Housing Finance Agency
3508 Bush Street
Raleigh, NC 27609-7509

All notices or other communications hereunder (other than routine operational communications as described in the Guidelines) shall be sufficiently given and shall be deemed given when delivered or mailed by certified or registered mail, postage prepaid, return receipt requested, addressed to the appropriate address above. The Agency or the Member may, by notice given hereunder, designate any further or different addresses to which subsequent notices or other communications shall be sent.

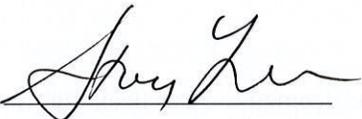
Section 24: Entire Agreement

This Agreement including the Guidelines, as may be amended from time to time, constitutes the entire Agreement between the Agency and the Member.

In Witness Whereof, the parties below have executed this Agreement on the date first written above.

Member

Attest

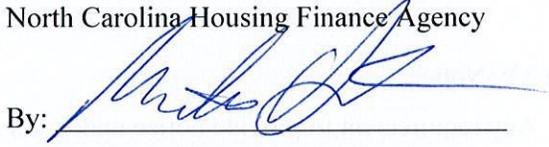


Attest

By: _____

Its: _____

North Carolina Housing Finance Agency



By: _____

Its: Manager of Housing Rehabilitation

**North Carolina Housing Finance Agency
Essential Single-Family Rehabilitation Loan Pool - Disaster Recovery
Post-Approval Documentation**

ESFRLPDR30	Greenville, City of
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A. Instructions

Your Application for Funding under the Essential Single-Family Rehabilitation Loan Pool Disaster Recover (ESFRLP-DR) was approved for \$150,000 and assigned Funding Agreement number ESFRLPDR30. As a Member of the ESFRLP-DR “Pool”, \$150,000 has been set aside in the pool for your project and may be reserved (set up) on a unit-by-unit basis once units have been selected and required documents have been received by the North Carolina Housing Finance Agency (the Agency). In accordance with ESFRLP-DR Program Guideline (PG) 3.2.2 you may reserve funds for at least three units under your original \$150,000 set-aside. Funds for additional units may be reserved from the pool, depending on availability, on a unit-by-unit, first come, first served basis in accordance with PG 3.2 up until December 31, 2018.

Please provide the information and documentation requested in this packet and forward it to Mark Lindquist mwlindquist@nchfa.com or FAX to Mark at 919-877-5599. The Case Manager assigned to your SFRLP project is Mike Handley and can be reached at 919-877-5627 or via email at mhandley@nchfa.com.

B. Status of Other Funds

The table immediately below summarizes the proposed amount of matching funds according to your application for funding.

Source of Funds	Amount
Volunteer labor	
Donated material	
Matching local funds	
Total of matching funds committed to the ESFRLP-DR project	

C. Assistance Policy - Attach

Because ESFRLP-DR beneficiaries are not necessarily pre-selected and approved through a public hearing process, it is especially important that ESFRLP-DR Members *adopt* an Assistance Policy that thoroughly and clearly identifies the eligibility criteria for assistance, and for prioritizing applicants once they have been determined eligible. This policy should be fair, open and non-discriminatory. In addition, other facts, policies and procedures affecting potential applicants and/or recipients of assistance should be spelled out in your Assistance Policy. Be sure to include your policy on temporary relocation, if applicable. Please submit your proposed Assistance Policy as part of the completed Post Approval Documentation to the Agency. A sample Assistance Policy is located on the NCHFA website. You may choose to use it as a template to develop your own policy.

D. Procurement and Disbursement Policies - Attach

ESFRLP-DR Members must submit a copy of their Procurement Policy that is specific to ESFRLP-DR and is written in accordance with 24CFR85.36 (for units of local government) or 24CFR84.4 (for non-profit organizations) and a copy of their Disbursement Policy, to the Agency, for review and approval. Please submit a copy of your proposed Procurement and Disbursement Policy for ESFRLP-DR, to the Agency, as part of your PAD.

E. Service Area Requirements

Your Application for Funding was approved for the following service area and amount:

Service Area	Approved Program Funds
City of Greenville	\$150,000

F. Fiscal Year and Audits. (Complete this section)

Members will be required to submit reports as required under NC State General Statute 143C-6-22 (Non-Government Organizations) or NC State General Statute 159-34 (Units of Local Government). Fiscal year begins _____ and ends _____.

G. Acknowledgement of Audit Compliance Reporting Responsibilities - Attach

Please have the financial person from your organization, responsible for coordinating the annual audit, complete and sign the enclosed "Audit Compliance Responsibilities" form, acknowledging its receipt. Then, return it with the completed PAD.

H. Organizational Documents. (Non-Government Organizations Only) – Not Applicable

1. Please provide a copy of your Conflict of Interest Policy in accordance with GS 143C-6-23.
2. Please provide a written statement, made under oath and completed by your board of directors or appropriate governing body stating that your organization does not have any overdue taxes, as defined by GS 105-243.1 at the federal, state and local level.
3. Please provide copies of organizational documents, including articles of incorporation, by-laws, and a listing of all directors, officers and staff.

I. Intergovernmental Agreement - Not Applicable

Please provide a copy of an intergovernmental agreement between your governmental entity and the governmental entity in which you will be providing services under ESFRLP-DR, as required by GS 160-456.

J. Minimum Housing Codes – Attach if Applicable

In those jurisdictions with an adopted minimum housing code, all units rehabilitated with ESFRLP-DR funds must meet or exceed all local codes, rehabilitation standards, ordinances and zoning ordinances upon the completion of rehabilitation if the Member is not using the Essential Property Standard. Please attach any adopted minimum housing codes in your county service area if applicable.

K. Signatory Form, W9 and Direct Deposit - Attach

1. Enclosed in the PAD packet is a Signatory Form and Certification. Please have this signed by each individual authorized by your organization’s governing board who will be requisitioning ESFRLP-DR funds. Return the signed form to the Agency as part of the completed PAD. Be sure to provide a copy of the resolution passed by the governing board authorizing the requisitioning of funds by those persons whose signatures appear on the enclosed certification.
2. Enclosed is the Form W-9 Request for Taxpayer Identification Number and Certification. Please complete this form with the requested information and return the completed form with the PAD.
3. Also, enclosed is the form for electronic payments, which will allow for direct deposit of Program funds into your designated checking account. Please complete this form with the requested information and return the completed form with the PAD.

L. ESFRLP Budget for Soft Costs

Your Application for Funding was approved based partly on your itemized ESFRLP-DR Budget for Soft Costs in your application. The Agency recommended ESFRLP-DR budget for soft costs provided in the following table may reflect the budget for soft costs submitted in your ESFRLP-DR Application for Funding with an additional increase or decrease in line items.

ESFRLP-DR Soft Costs/unit		ESFRLPDR30
1.	Outreach & Advertising	\$300
2.	Environmental Review preparation	\$100
3.	Asbestos testing/clearance	\$600
4.	Radon testing	\$100
5.	LBP inspection/risk assessment	\$600
6.	LBP clearance	\$400
7.	Loan document execution, recording & legal fees	\$500
8.	Pre-rehab Inspection including scope of work	\$900
9.	Work write-ups	\$1,500
10.	Cost estimate	\$400
11.	Project & construction management	\$4,000
12.	Flood Insurance (units in Flood Hazard Zones)	\$500
13.	Post-rehab value certification	\$100
Total ESFRLP Soft Costs/unit		\$10,000

Please check the appropriate response.

- a. Member accepts Agency-recommended budget (per table above); or
 b. Member proposes to adjust the budget as follows (complete the following table)

Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery

Annual Compliance Reporting Information

Please forward this to the financial person who coordinates your organization's annual audit.

The ESFRLP-DR is funded with State funds from the Housing Trust Fund. The North Carolina Housing Finance Agency is the pass-through for these funds.

Federal and State Regulations may change at any time. Refer to the applicable websites for any updates. Your organization will be responsible for complying with any new regulations or statutes as they occur.

For Non-Profit Organizations only:

N.C. State General Statute 143C-6-22 – “*Use of State Funds by Non-State Entities*” (State funds include federal funds that flow through the State). The reports required by this Statute are provided by and submitted directly to NCHFA at subreport.rehabteam@nchfa.com.

For Local Government Organizations:

www.treasurer.state.nc.us – NC State General statute 159-34 – Audit Requirements of “*The Local Government Budget and Fiscal Control Act*”

Instruct your auditor to send audit confirmations to:

Sandy Giordano

NCHFA

PO Box 28066

Raleigh, NC 27611-8066

919-877-5699

919-877-5703 – fax

Acknowledgement of Audit Compliance Reporting Responsibilities

Please X applicable section(s) and return this form with your PAD

_____ We are a non-profit organization and will comply with North Carolina General Statute 143C-6-22 which requires us to submit reports are provided by and submitted directly to NCHFA at subreport.rehabteam@nchfa.com. Our organization will submit these reports by the required deadline.

If your organization received less than \$500,000 as a subMember of state and/or federal funds in the reporting fiscal year, your reports are due six (6) months after your fiscal year-end date.

If your organization received \$500,000 or more as a subMember of state and/or federal funds in the reporting fiscal year, your reports are due nine (9) months after your fiscal year-end date.

_____ We are a local governmental organization will comply with North Carolina General Statute 159-34, "Audit Requirement of the Loan Budget and Fiscal Control Act".

X We will submit our annual Financial Statements electronically via a .pdf file within thirty (30) days of publication. **Submit to caxtell@nchfa.com**

I acknowledge receipt of the information regarding compliance reporting. I am the person responsible for coordinating the submission of reports that comply with state and federal regulations pertaining to this funding. Our reports will be submitted prior to all compliance deadlines.

Signed: _____

Name _____

Title _____

Organization _____

Federal Tax ID Number _____

Address _____

Address _____

Email _____

Phone _____ Fax _____

Fiscal Year-End Date _____ Award: _____

Requisition Approval Authorization

Program: _____

Project: _____

Member: _____

Contact Name: _____

Address: _____

City/State/Zip: _____

Printed Name	Title	E-mail	Phone

The above individuals are authorized to approve Requisitions for Funds for the above project.

Certifying Official	
Title	
Date	

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see Instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number												
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Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here

Signature of U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. Individual. Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. Sole proprietor or single-member LLC. Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation. Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. Other entities. Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. Disregarded entity. For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. **Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.
2. **Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.
3. **Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.
4. **Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).
5. **Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee ³ The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ³
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ³
For this type of account:	Give name and EIN of:
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity ¹
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

*Note. Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.ftc.gov/idtheft or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

**STATE OF NORTH CAROLINA
STATE TREASURER'S ELECTRONIC PAYMENTS**

State Agency Name: North Carolina Housing Finance Agency
Program: Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery (ESFRLP-DP)
Check One: Initial Sign-up _____ Change _____

PARTICIPATING ENTITY ACCOUNT INFORMATION

Entity Name: _____
Entity Address: _____
Contact Name: _____ Phone #: _____
Email address: _____
Note: E-mail address will be used to send notices of deposited funds.

FINANCIAL INSTITUTION INFORMATION

Institution Name: _____
Transit/Routing #: _____
Bank Account #: _____

PLEASE ATTACH A VOIDED CHECK

NOTE: CHECKING ACCOUNTS ONLY PLEASE

PARTICIPATING ENTITY AUTHORIZATION

I, on behalf of the participating entity indicated above, hereby authorize the North Carolina State Treasurer, his successors and his agents, at the direction of the State agency indicated above, to initiate ACH credit entries to the above designated bank account for payments due from the State agency for the referenced program name, pursuant to the "Established Operational Procedures for State Treasurer's electronic payments system," which may be in effect from time to time.

Finance Officer's name: _____ Phone #: _____
Signature: _____ Date: _____

MAIL COMPLETED FORM TO:

**NC HOUSING FINANCE AGENCY
PO Box 28066
RALEIGH, NC 27611-8066
ATTN: ACCOUNTS PAYABLE
Fax: 919-877-5703**

1/17/2017



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Renewal of Contract with The Ferguson Group

Explanation: **Abstract:** The City of Greenville has worked with The Ferguson Group for lobbying services for several years. The Ferguson Group assists with identifying potential funding for City projects and initiatives in addition to lobbying the U.S. Congress on issues affecting the City. The requested action is to renew the contract arrangement with The Ferguson Group for one year, beginning on July 1, 2017.

Explanation: The Ferguson Group, a lobbying firm in Washington, DC, assists clients with identifying and securing federal grant funds for projects and initiatives. The City has held contracts with The Ferguson Group since 2002. The current contract approved by City Council on April 11, 2016, expires on June 30, 2017.

At the January 12, 2017 meeting of City Council, the attached 2017 Federal Agenda was adopted. Some of the projects that have been facilitated or supported by The Ferguson Group on behalf of the City of Greenville include the U.S. 264 Interstate designation, the Green Mill Run stream restoration project, Police Wireless Technology Grants, and support of various grant programs essential to the City of Greenville. The Ferguson Group was also instrumental in securing funds for the Tenth Street Connector, Greenville Transportation Activity Center, and Town Creek Culvert projects.

Fiscal Note: The contract is a 12-month contract with a \$6,000 per month cost, plus reimbursement of expenses (such as travel, postage, etc.) with an annual cap of \$3,000, for a total maximum cost of \$75,000. If approved by City Council, the contract will be effective July 1, 2017 through June 30, 2018. Funds will be included in the FY 2017-18 budget to cover the contract costs.

Recommendation: Approve and authorize the City Manager to execute the contract agreement with

The Ferguson Group as outlined in the attached agreement.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Approved 2017 Federal Agenda 1049807](#)

 [Ferguson Draft Contract July 2017 1049805](#)



Find yourself in good company

**CITY OF GREENVILLE, NORTH CAROLINA
2017 FEDERAL AGENDA**

PROJECT/ISSUE	ACTION ITEM
PUBLIC SAFETY	
Police Department	<p>Pursue assistance for technology needs and specialized personnel for community policing.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • DOJ’s Edward Byrne JAG (formula and competitive grant). • DOJ’s Smart Policing Initiative to address gun violence (gunshot detection and predictive policing). • NIJ’s Paul Coverdell Grant for a latent print examiner to reduce backlog of weapons processing, and digital scanner to efficiently processing crime scenes. • COPS Hiring to expand the Neighborhood Police Officer Program. • BJA’s Training and Technical Assistance to provide de-escalation training to police officers. • Firehouse Subs for small equipment grants (applications due quarterly). <p>In 2016, Greenville PD received a \$500,000 COPS Hiring Grant to hire four officers. Secured Congressional support letters from Reps. Butterfield and Jones & Sens. Burr and Tillis.</p>
Fire-Rescue Department	<p>Pursue assistance for various equipment needs.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • FEMA’s Assistance to Firefighters Grant Program for rescue pumper truck (check Piers pumper truck eligibility). • Firehouse Subs for smoke alarms (applications due quarterly).
Hate Crimes	<p>Monitor and report on relevant legislation.</p>

COMMUNITY AND ECONOMIC DEVELOPMENT

<p>West Greenville Neighborhood Revitalization Strategy Area</p>	<p>Support efforts to advance the West Greenville Neighborhood Revitalization Strategy Area.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • HUD’s Office of Healthy Homes and Lead Hazard Control for lead-based paint abatement and education. • HUD CDBG and HOME Programs. • DOT’s Safe Routes to School Program (through NCDOT) for sidewalks. • Private/foundation grant opportunities.
<p>Industrial/Office Park Development</p>	<p>Explore funding opportunities to fund infrastructure and (or property purchase) to develop an Industrial/Office Park.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • Economic Development Administration’s Economic Adjustment Assistance Program/Public Works Program
<p>Go Science Center</p>	<p>Explore funding opportunities for programs and exhibits at the Science Center.</p> <p>Potential funding opportunities: Institute of Museum and Library Sciences</p>
<p>Antenna Replacement</p>	<p>Support efforts to relocate the radio antenna in Town Common Park that services minority-owned and operated local radio station, WOW.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • Small Business Administration’s 8(a) Business Development Program • Corporation for Public Broadcasting • Federal Communications Commission
<p>Acquisition of Federal Property</p>	<p>Explore opportunities for acquisition of Federal Property in the Uptown Area for redevelopment opportunities such as the Post Office.</p>

LABOR AND WORKFORCE DEVELOPMENT

<p>Workforce Development Initiative</p>	<p>Greenville is working with Pharma / Life Sciences and Pitt Community College. The City also wants to expand to medical patenting.</p> <p>Explore funding options with U.S. Departments of Labor and Health and Human Services.</p>
<p>Small Business Development</p>	<p>The City will continue to fund upstarts with seed money using HUD CDBG funds, but would like to expand its offerings to both retail (current focus) and restaurants.</p> <p>Explore funding options with the Small Business Administration.</p>

ENERGY AND ENVIRONMENT	
Tar River Legacy Plan	<p>Work with the U.S. Army Corps of Engineers to identify funding opportunities to address various aspects of the Plan, including bulk head replacement, stream restoration, living shoreline, and dredging.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • Corps of Engineers Sections 107, 204, 206
Watershed Master Plan	<p>Identify funding opportunities for implementation of the Greenville Watershed Master Plan.</p> <p>Potential funding opportunities:</p> <ul style="list-style-type: none"> • Corps of Engineers Section 205 • WIFIA
Town Creek Culvert	<p>Support efforts to change the existing \$13M State Revolving Loan Fund's 0% interest loan to one with negative interest or principal forgiveness.</p>
Flood-Prone Properties	<p>Secure federal assistance to acquire properties subject to recurring flooding (repetitive loss properties).</p> <p>Potential funding opportunities: FEMA's Hazard Mitigation Program, Pre-Disaster Mitigation Program, and Flood Mitigation Assistance Program.</p>
TRANSPORTATION AND INFRASTRUCTURE	
Pitt - Greenville Airport	<p>Support efforts to expand flight options at Pitt-Greenville Airport. Identify funding programs and opportunities for repairs to runway and infrastructure damages suffered from the effects of Hurricane Matthew.</p>
Pedestrian Bridge	<p>Explore funding opportunities to construct a pedestrian bridge from Town Common Park to the River Park North Boardwalk.</p>
RECREATION AND PARKS	
Historic Drill Tower Preservation Project (in Dream Park)	<p>Explore funding opportunities for tower preservation project.</p>
Public Art Projects	<p>Working with the local arts council, support efforts to secure assistance for public arts projects.</p> <p>Potential funding opportunities: National Endowment for the Arts (NEA) Our Town and Art Works Grant Programs.</p>

STE(A)M Initiatives at Youth Facilities	Monitor funding opportunities within the U.S. Department of Education and NEA.
Conservation Initiatives	<p>Support efforts to reintroduce the following legislation in the 115th Congress:</p> <p><i>No Child Left Inside (H.R. 882/S. 492)</i>, which would amend “No Child Left Behind” to strengthen and expand environmental education in classrooms by providing funds to encourage partnerships between school districts and parks, as well as with other community-based organizations</p> <p><i>Healthy Kids Outdoors Act (H.R. 2014/S.1078)</i>, which would provide funding to states for development of comprehensive strategies to expand environmental education through the school system and finding other means of getting kids and families more physically active in the outdoors.</p>
Health and Wellness	<p>Support reauthorization of the <i>Child Nutrition Act</i>, which funds the USDA’s Summer Food Service Program and the Child and Adult Care Food Program; the current program expired September 30, 2015.</p> <p>Support reintroduction of the <i>Personal Health Investment Today Act (H.R.1218/S.2218)</i>, which would expand the IRS definition of medical expenditures to include physical activity as preventative medicine, and allow individuals to use the pre-tax dollars in Flexible Spending Accounts and Health Savings Accounts on expenditures such as gym memberships, sports league fees, exercise classes, and other physical activities.</p>
Social Equity	Support reintroduction of the <i>Community Parks Revitalization Act (H.R.201)</i> , which would provide matching federal grants for park and recreation infrastructure in metropolitan areas. The bill would authorize HUD to provide funding to local park and recreation agencies, through three grant programs: <i>Rehabilitation and Construction</i> , the <i>Innovation and Recreation Program</i> and the <i>Recovery Action Program</i> . The bill also includes innovative financing for park infrastructure (“PIFIA”).
OTHER PRIORITIES	
Federal Disaster Funding	<p>Support efforts to access federal disaster funding related to Hurricane Matthew; programs funded in the FY 2017 Continuing Resolution include:</p> <ul style="list-style-type: none"> • USDA’s Emergency Watershed and Emergency Conservation Programs • Corps of Engineers’ Construction and Operations and Maintenance • DOT’s Emergency Relief Highways • HUD’s CDBG

Financing	<p>Support preservation of tax-exempt municipal bonds in comprehensive tax reform and support the marketability of municipal bonds.</p> <ul style="list-style-type: none"> • Support reintroduction H.R. 2209/S. 3404, which would classify municipal securities as high quality liquid assets.
Online Sales Tax Legislation	<p>Support passage of legislation that would grant state and local governments the authority to collect taxes on Internet and mail-order sales.</p>
FY 2018 Budget and Appropriations	<p>Support full funding for the federal programs included on the City's Federal Agenda, such as:</p> <ul style="list-style-type: none"> • HUD CDBG Program • HUD HOME Investment Partnership Program • DOJ Byrne Justice Assistance Grants • DOJ COPS Hiring • FEMA Grants • Land and Water Conservation Fund – Stateside Assistance Program • HHS Prevention and Public Health Grants (incl. CDC Arthritis Program)
Grants	<p>Pursue relevant federal, state and foundation grant opportunities and secure congressional support for same.</p>

AGREEMENT
CITY OF GREENVILLE, NORTH CAROLINA
AND THE FERGUSON GROUP, L.L.C., WASHINGTON, DC

Pursuant to this Agreement, the City of Greenville, NC (hereinafter referred to as "the client") and The Ferguson Group, L.L.C., (TFG) agree to assume the following obligations:

1. OBLIGATIONS OF TFG

TFG will:

- A. act as the Washington Representative to the client in Washington, D.C.;
- B. represent the client regarding legislative and regulatory matters impacting the client specifically;
- C. confer with the client and its designees at the times and places mutually agreed to by the client and TFG. This will be done on all organizational planning and program activity related to the Federal Agenda and that which has a bearing on the ability of the client to make the best use of federal program resources;
- D. coordinate with the client and its designees to develop a comprehensive strategic plan for legislative and regulatory priorities;
- E. review federal legislation under consideration, federal executive proposals, proposed administrative rules and regulations and other federal developments for the purpose of advising the client of those items that may have a bearing on the client's policies or programs;
- F. notify the client of opportunities for federal funding and relay information necessary for securing those funds;
- G. secure and furnish such detailed information as may be available on federal issues in which the client indicates an interest;
- H. review and comment on proposals of the client, which are being prepared for submission to federal agencies, when requested to do so by the client;
- I. identify, develop, and cultivate on-going relationships with key congressional officials and staff members;
- J. assist the congressional delegation in any matter that is in the best interest of the client and in the same manner as any other member of the client's staff might render assistance;

- K. counsel with the client and prepare briefing materials and/or conduct briefings for the client's representatives who are preparing to meet with Members of Congress, testify before congressional committees and administrative agencies, and conduct other client business, or attend national conferences;
- L. review and assist in developing the client's Federal Agenda;
- M. consult the client's elected officials and local staff on federal legislative affairs;
- N. alert the client to relevant federal and foundation competitive grant opportunities;
- O. cultivate relationships with federal agencies, garner congressional support, and provide every other level of support needed to improve the client's ability to obtain competitive grants;
- P. arrange appointments (and accommodations when requested) for the client's officials to facilitate the efficient and effective performance of the client's business while in Washington, D.C.; and
- Q. submit periodic reports providing the latest information on issues of interest to the client.

2. OBLIGATIONS OF THE CLIENT

The client will:

- A. pay TFG \$6,000 per month one month in advance for professional services, or \$72,000 annually;
- B. reimburse TFG for expenses, not to exceed \$3,000 annually, as described in paragraph 2, subparagraphs F, G and H, payable within thirty (30) days of submission of invoice and acceptance by the client;
- C. advise TFG of the name or names of persons authorized to request service by TFG and the person or persons to be kept advised by TFG;
- D. supply TFG with a summary of all federal issues in which the client has interests and advise TFG of any new developments, together with the pertinent details as to the substance of such developments;
- E. supply TFG with copies of budgets, planning documents, and regular reports of the client's agenda and proceedings, newspapers and other materials to assist TFG in keeping current on the client's policies and programs;
- F. reimburse TFG for: (1) all travel expenses incurred pursuant to paragraph 1,

subparagraph B; (2) all travel and incidental expenses for attendance at meetings by TFG outside Washington, D.C. or North Carolina at the request of/approval of the client; (3) all incidental Washington expenses incurred in the course of conducting the client's business;

G. reimburse TFG for all long distance telephone expenses; and

H. reimburse TFG for the costs of document production.

3. THE CLIENT AND TFG CONCUR THAT THE FOLLOWING EXCLUSIONS SHALL APPLY TO THIS AGREEMENT.

TFG will not:

A. represent the client before formal congressional committee hearings or in any judicial or quasi-judicial hearing conducted by boards or examiners of federal agencies or commissions;

B. perform any legal, engineering, accounting or other similar professional services; and

4. EITHER PARTY MAY TERMINATE THIS AGREEMENT AT ANY TIME BY GIVING THE OTHER AT LEAST THIRTY (30) DAYS' NOTICE IN WRITING OF SUCH TERMINATION.

5. TERM OF AGREEMENT:

This agreement is for one year beginning on July 1, 2017 and ending on June 30, 2018. Contractual time may be extended upon written mutual consent of the parties.

IN WITNESS WHEREOF, the parties hereto, or their duly authorized agents or officers, have executed this Agreement effective as of the day and year first above written.

THE FERGUSON GROUP, L.L.C.

CITY OF GREENVILLE, NC



W. Roger Gwinn, CEO

Allen M. Thomas, Mayor

Date: March 28, 2017

Date: April 24, 2017

APPROVED AS TO FORM:

BY: _____
David A. Holec, City Attorney

PRE-AUDIT CERTIFICATION:

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

Bernita W. Demery, Director of Financial Services

Account Number _____

Project Code (if applicable) _____

*******Contractor, Vendor or Bidder – Return This Form With All Other Required Documentation*******

**IRAN DIVESTMENT ACT CERTIFICATION REQUIRED BY N.C.G.S.
147-86.59 (a)**

Name of Contractor, Vendor or Bidder: The Ferguson Group

The contractor, vendor, or bidder listed above hereby certifies that it is not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. The contractor, vendor, or bidder listed above will not utilize on the contract with the City Of Greenville any subcontractor that is listed on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58.

The undersigned hereby certifies that he or she is authorized by the contractor, vendor or bidder listed above to make the foregoing statement.

Signature

Date

Printed Name

Title

Notes to persons signing this form:

N.C.G.S. 147-86.59(a) requires this certification for bids or contracts with the State of North Carolina, a North Carolina local government, or any other political subdivision of the State of North Carolina. The certification is required at the following times:

- When a bid is submitted
- When a contract is entered into (if the certification was not already made when the vendor made its bid)
- When a contract is renewed or assigned

N.C.G.S. 147-86.59(b) requires that contractors with the State, a North Carolina local government, or any other political subdivision of the State of North Carolina must not utilize any subcontractor found on the State Treasurer’s Final Divestment List. The State Treasurer’s Final Divestment List can be found on the State Treasurer’s website at the address www.nctreasurer.com/Iran and will be updated every 180 days.



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Establishment of Fair Market Value for 1009 West 5th Street

Explanation: **Abstract:** The City owns several properties in the West Greenville Certified Redevelopment Area. City Housing Division staff has heard from parties interested in purchasing properties in this area and requests City Council to establish fair market value and authorize the sale of property by sealed bid as allowed by the North Carolina General Statutes.

Explanation: City Housing Division staff has heard from several parties interested in purchasing properties in the West Greenville Certified Redevelopment Area. One of these properties is located at 1009 West 5th Street, at the corner of West 5th Street and Roosevelt Avenue, across from the Police Substation. The attached appraisal indicates that the market value of the property is \$18,000. A potential buyer has indicated interest in renovating the home located there for residential use. This is in compliance with a number of adopted planning studies and the HUD Consolidated Plan. North Carolina General Statutes 160A and 268J allow for the sale of City-owned properties by sealed bid method upon publication of legal advertisement within ten days of authorization by City Council. The statutes require sealed bids to be opened not less than thirty days after publication of the notice. Council may accept or reject the highest bid.

Fiscal Note: According to the attached appraisal, the market value of the subject property is \$18,000. Cost for publication of legal advertisement should be no greater than \$150.

Recommendation: City Council to establish fair market value of the property at \$18,000 and authorize the sale of the property located at 1009 West 5th Street, Pitt County tax parcel number 01063, by the sealed bid method, as outlined in N.C. General Statutes 160A and 268J.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [residential appraisal](#)

Collice Moore Properties

Real Estate Appraisals, Brokerage, & Management

4300 Sapphire Court, Suite 116
Greenville, NC 27834

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252-231-2588

info@collicemoore.com

Appraisal Report of:
City of Greenville Property
1009 West 5th Street
Greenville, Pitt County, NC 27834



CLIENT INTENDED USER:

Mrs. Karen Gilkey
City of Greenville, Housing Division
201 West 5th Street
Greenville, NC 27835

EFFECTIVE DATE OF VALUATION:

April 07, 2017

DATE OF REPORT:

April 10, 2017

PREPARED BY:

Collice C. Moore, Jr., State Certified General Appraiser
Collice Moore Properties
4300 Sapphire Court, Suite 116
Greenville, NC 27834

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Real Estate Appraisals, Brokerage, & Management

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252-231-2588
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April 10, 2017

Mrs. Karen Gilkey
City of Greenville, Housing Division
201 West 5th Street
Greenville, NC 27835

Re: Appraisal Report of: City of Greenville Property – House & Lot
1009 West 5th Street, Greenville, NC

Pitt County Tax ID: 1063

Dear Mrs. Gilkey:

As requested, I have performed a study of the above referenced property for the purpose of estimating the current market value of its' fee simple estate. The subject is currently a vacant house and lot. I have prepared my findings within the attached Appraisal Report, in accordance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), the Interagency Appraisal and Evaluation Guidelines, and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) regulatory requirements. Furthermore, I have adhered to the Competency Provision of USPAP. A final inspection of the property was performed on April 07, 2017 and this is intended as the effective date of valuation. The date of the report is April 10, 2017.

The subject of this report involves an approximate 10,350 square foot parcel of land that is improved with an approximate 2,080 square foot single-family dwelling. The dwelling is boarded up and in dilapidated condition. An interior inspection of the dwelling **was performed**. It is the appraiser's opinion that there is no value attributable to the improvements. The building improvements are boarded up and the overall condition of the interior and exterior is poor. Any value attributable to the improvements would be offset by the cost of demolition and removal.

The property is located on the southeast corner of West 5th Street and Roosevelt Avenue at 1009 West 5th Street, Greenville, NC. The subject property listed by the Pitt County Tax Assessor's Office under the ownership of the City of Greenville and identified as Pitt County Tax Parcel Number 1063. The property legally described at Deed Book 2895, Page 347 of the Pitt County Registry.

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4300 Sapphire Court, Suite 116
Greenville, NC 27834

252-231-2588
info@collicemoore.com

This appraisal makes no use of any extraordinary assumptions or hypothetical conditions; however, your attention is directed to the standard assumptions and limiting conditions contained on pages 3-5 in the attached report. I certify that I have no present or contemplated future interest in the property appraised. Also, the value estimate reported herein is not predicated upon a minimum valuation, a specific valuation, or an amount that would favor the Client.

After carefully considering all the information compiled in my investigations, it is my opinion that the current market value of the subject is as follows:

Estimated Market Value of the Fee Simple as of April 07, 2017
\$18,000

Respectfully submitted,



Collice C. Moore, Jr, State Certified General Appraiser

Attachment:



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QUALIFICATIONS OF THE APPRAISER

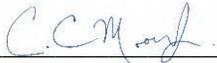
COLLICE MOORE, JR.

Certification	State Certified General Appraiser	
License	NC Real Estate Broker	
Employment	November 2016 – Present	Collice Moore Properties-Broker-in-Charge
	2000-2016	Moore & Piner, LLC
	1999-2000	Professional Engineers of NC
Education	North Carolina State University – BA – 1999	
Appraisal Courses	R-1; Introduction to Real Estate Appraisal R-2; Valuation Principles & Procedures R-3; Applied Residential Property Valuation Sponsored by NC Appraisal Board Basic Income Capitalization Advanced Income Capitalization General Highest and Best Use Business Practice & Ethics Subdivision Valuation Report Writing & Valuation Analysis Quantitative Analysis Sponsored by the Appraisal Institute	
List of Clients	Jim Hopf, Attorney	252-756-1883
	Select Bank & Trust -David Ivey	910-897-3613
	the little bank – Matt Steed	252-917-5732
	Mr. Griff Garner, Financial Planner	252-355-4610
	USDA – Lisa Talley	919-850-2069
	BB&T – Bill Boswell	252-296-0824
	Mr. Micah Ball, Attorney	252-321-2020
	Mr. Garrett Blackwelder	252-258-0366
	Halifax Co. Econ. Development – Cathy Scott	252-519-2630
	City of Rocky Mount – Tasha Logan	252-972-1325

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed **no services**, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I **have made** a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirement for Candidates of the Appraisal Institute.



Collice C. Moore, Jr.

ASSUMPTIONS AND LIMITING CONDITIONS FOR SUMMARY REPORT

1. This is a Summary Report which is intended to comply with Standards Rule 2-2(b) of USPAP. The final conclusion of value expressed in this appraisal is the appraiser's opinion which is based upon careful investigation and analysis of all of the known facts and conditions which are believed to influence or affect the market value (as defined elsewhere in this report) of the property under appraisal. The market price of the property may differ from its market value dependent upon the motivations and the knowledge of the buyer and/or seller. The market value of the subject property expressed herein is the appraiser's opinion of the probable price at which it would sell in the open market free of abnormal conditions.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. No survey or analysis of sub-surface minerals and/or deposits has been made and, unless stated otherwise in the report, they have not been considered as a contributing factor to the market value of the property.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
19. The appraiser will not be required to give testimony or appear in court or before any other commission or body by reason of this appraisal unless arrangements are previously made.

20. The estimate of market value reported herein is not contingent upon the reporting of a predetermined value or a direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
21. No termite inspection has been provided to me or conducted by me of this property. This report and value estimate is based upon the assumption that the property has been inspected by a reputable, licensed exterminator and that there is no active termite infestation or hidden damage.

Summary of Pertinent Facts and Conclusions	
Client / Intended User:	Mrs. Karen Gilkey, Housing Division, City of Greenville
Property Identification:	House and Lot
Location:	1009 West 5th Street, Greenville, NC 27834
Property Owner:	City of Greenville
Property Rights Appraised:	Fee Simple
Report Date:	Monday, April 10, 2017
Effective Date of Valuation:	Friday, April 7, 2017
Land Area:	10,350 SF
Improvements:	2,080 SF Dilapidated Single-Family Dwelling
Pitt County Tax Data:	
Parcel ID:	1063
Assessed Value:	\$17,653
Current Tax Rate:	\$1.206
Annual Tax Burden:	Exempt
Utilities:	All Available
Zoning:	CDF - Downtown Commercial Fringe
Highest and Best Use:	Demolition and Re-Development
Estimated Market Value:	\$18,000



IDENTITY OF THE CLIENT AND INTENDED USER

This appraisal report is prepared for the sole and exclusive use of the City of Greenville. The use of this report by others is not intended by the appraiser and I assume no responsibility for the unauthorized use of this report.

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the current market value of the subject's fee simple estate. This appraisal is not intended to be used for any other purpose. The estimate of market value reported herein is not predicated upon a minimum valuation, a specific valuation, or an amount that would favor the client.

IDENTIFICATION OF THE PROPERTY

The subject of this report involves an approximate 10,350 square foot parcel of land that is improved with an approximate 2,080 square foot single-family dwelling. The dwelling is boarded up and in dilapidated condition. An interior inspection of the dwelling **was performed**. It is the appraiser's opinion that there is not value attributable to the improvements. The building improvements are boarded up and the overall condition of the interior and exterior is poor. Any value attributable to the improvements would be offset by the cost of demolition and removal.

The property is located on the southeast corner of West 5th Street and Roosevelt Avenue at 1009 West 5th Street, Greenville, NC. The subject property listed by the Pitt County Tax Assessor's Office under the ownership of the City of Greenville and identified as Pitt County Tax Parcel Number 1063. The property legally described at Deed Book 2895, Page 347 of the Pitt County Registry. An image of the subject is shown below:



For a more detailed identification of the property, please refer to the legal description, photographs, and sketches included within the addenda.

PROPERTY RIGHTS APPRAISED

The subject property is currently improved with a single-family dwelling that is vacant and in dilapidated condition. Therefore, my estimate of market value is of the fee simple estate. The fee simple estate is defined on Page 90 of The Dictionary of Real Estate Appraisal, Sixth Edition as, "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

I have not been provided a title opinion and I am unaware of any adverse easements or encumbrances affecting the use or marketability of the property. The subject property is not known to be encumbered by any adverse easement or encroachments and it is assumed that none are present. The estimate of market value reported herein is of subject's land and real property improvements only. Specifically excluded from this valuation are all tangible personal property and intangible property such as tenant fixtures, equipment, furnishings, goodwill, etc. The property is subject to all matters of public record.

DEFINITION OF MARKET VALUE

In the valuation of the subject, market value is defined on Page 59 of The Appraisal of Real Estate as published by The Appraisal Institute as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions⁵ granted by anyone associated with the sale.

1. International Valuation Standards Council, *International Valuation Standards 2011* (London: IVSC, 2011), 12.
2. The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice*, 2012-2013 ed., Definitions, U-3.
3. The definition of *market value* used by Fannie Mae and Freddie Mac includes additional discussion of financing and sales concessions:
Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Adjustments for special or creative financing can be made by comparing the financing terms of the comparable property to financing terms offered by a third-party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated based on a mechanical dollar-for-dollar comparison of the cost of the financing or concessions; rather, the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment. See Uniform Residential Appraisal Report Freddie Mac Form 70/Fannie Mae Form 1004, p. 4 (March 2005); also Fannie Mae Single Family 2007 Selling Guide, Part XI: Property and Appraisal Guidelines, 205: Definition of Market Value. The Fannie Mae/Freddie Mac definition requires that the effect on property value of any special or creative financing or sales concessions be determined and that the opinion of value reflect cash-equivalent terms. Special financing or sales concessions often characterize transactions in depressed markets.

Market value does not account for the unpredictable buyer who pays a price in excess of that which is reasonable and supported by market data, nor those transactions made under adverse conditions of sale.

DATE OF REPORT AND EFFECTIVE DATE OF VALUATION

April 05, 2017 is intended as the effective date of valuation which coincides with my final inspection date. The date of the report is April 10, 2017.

SCOPE OF THE APPRAISAL

According to USPAP, 2016-2017 Edition, the Scope of Work Rule is described as follows:

SCOPE OF WORK RULE

SCOPE OF WORK RULE¹⁴

For each appraisal and appraisal review assignment, an appraiser must:

- 1. identify the problem to be solved;**
- 2. determine and perform the scope of work necessary to develop credible assignment results; and**
- 3. disclose the scope of work in the report.**

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

After accepting this appraisal assignment and defining the appraisal problem, an inspection of the subject site and the surrounding market area was made. Subsequently, I began my preliminary analysis and data collection for the subject property and the market data analyzed for comparative purposes. I have discussed the operating expenses with representatives of the owner during the inspection process.

Information obtained for use in this appraisal was also gathered from the public records of Pitt County and the City of Greenville, such as the Pitt County Tax Assessor, the Pitt County Register of Deeds, and the City of Greenville Planning-Zoning Department. I have also obtained data from other local area real estate brokers and appraisers, general contractors, national and regional publications, as well as my office files and reference materials. I have used this information in the valuation of the subject property by the Sales Comparison Approach. This valuation method is applicable in the valuation of this property type. The subject property is vacant, dilapidated structure and the Cost Approach and Income Approach are not considered necessary. I have presented my findings within the attached Appraisal Report, which has been prepared in accordance with Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice (USPAP), the Interagency Appraisal and Evaluation Guidelines, and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) regulatory requirements. I have adhered to the Competency Provision of USPAP.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is not predicated upon any *Extraordinary Assumptions or Hypothetical Conditions*. The reader's attention is directed to the detailed list of the standard assumptions and limiting conditions contained within the addenda.

MARKET AREA ANALYSIS



The subject is located in Greenville, Pitt County, North Carolina. Pitt County is located on the U.S. Atlantic seaboard approximately midway between Boston, Massachusetts and Miami, Florida. The county is within a day's drive of over half the nation's population. Many of the principal U.S. industrial markets are within two days' drive by truck. The City of Greenville, the county seat, is located 82 miles east of Raleigh, the state's capital city; 125 miles southwest of Norfolk, Virginia; 157 miles south of Richmond, Virginia; 80 miles west of the coast, and 115 miles north of Wilmington, North Carolina (the State's major sort). This central location provides ready access to many of the nation's and the South's urban centers. Greenville is also the home of East Carolina University (ECU), Vidant Medical Center, the ECU/Brody School of Medicine, the ECU School of Dental Medicine, the VA Greenville Health Center, and Pitt Community College.

Transportation: The primary east-west and north-south corridors extending through Pitt County include U.S. 264 and N.C. 11, respectively. These are four-lane, limited access highways which provide convenient access to the nearby Interstates 95 and 40. Other major federal and state roads serving Pitt County include, U.S. 13, N.C. 33, U.S. 64, and N.C. 43. The area is also served by the Pitt-Greenville Airport which provides commuter travel to the Charlotte Douglas International Airport.

Pitt County is within a two hours' drive of the Raleigh-Durham International Airport. Freight rail service is provided in Pitt County via the Seaboard System Railroad (an operating unit of CSX Corporation) and Southern Railway (a unit of the Norfolk-Southern Railway). More than thirty motor freight carriers also serve the area. Greenville is within 120 miles of three major east coast deep-water ports handling both bulk and containerized shipments (Norfolk-Newport News, Morehead City, and Wilmington).

Population: A summary of the most recent reported population estimates for Pitt County and its nine largest incorporated municipalities is offered as follows:



The population of Pitt County increased 25.7% from the 2000 US Census to the 2010 Census. According to population projections by the US Census Bureau, the population for the City of Greenville is expected to reach 100,000 by 2020. The Greenville Urban Area MPO is expected to grow at a steady growth rate of about 2 percent per year to Year 2030. According to the US Census Bureau and the City of Greenville, the projected 2016 population estimate for Pitt County was 175,532 and 86,017 for the City of Greenville.

Building Permits: The total new construction building permits for residential construction, but excluding additions, alterations, accessory structures, etc.) for the City of Greenville over the past several fiscal years, as reported by the Inspection Division for the City of Greenville, are summarized as follows:

New Construction Building Permits (SFR) - City of Greenville			
Source: City of Greenville-Inspection Division			
Fiscal Year	Total Units (SFR)	Total Value	Average Value
2005-2006	617 Units	\$73,769,243	\$119,561
2006-2007	559 Units	\$68,016,159	\$121,675
2007-2008	431 Units	\$49,880,935	\$115,733
2008-2009	161 Units	\$21,644,350	\$134,437
2009-2010	197 Units	\$22,162,826	\$112,502
2010-2011	158 Units	\$19,677,735	\$124,543
2011-2012	183 Units	\$22,599,750	\$123,496
2012-2013	200 Units	\$27,339,780	\$136,699
2013-2014	207 Units	\$29,954,610	\$144,708
2014-2015	152 Units	\$22,803,823	\$150,025
2015-2016	179 Units	\$27,314,625	\$152,596
2016-2017	180 Units	\$32,521,755	\$180,676

Because of the overall economic downturn, the total number of building permits for Fiscal Year (FY) 2008-2009 declined 63.8% from the previous fiscal year. There are on-going construction projects in Greenville such as mixed-use residential and commercial developments in the Central Business District, the new Cancer Center on the Vidant Medical Campus, and retail/commercial related developments along the major corridors such as Greenville Boulevard at Arlington with the new Publix facility, Fire Tower Road, Arlington Boulevard, and Memorial Drive opposite Pitt Community College.

New construction activity is occurring in various single-family residential subdivisions in the Greenville-Winterville market area including Lynndale, Bedford, Taberna, etc. Also, developers are searching locations for new developments as the existing supply of lots diminishes.

Employment: The average unemployment rates for the past few years for the City of Greenville, Pitt County, North Carolina, and the United States, as reported by the North Carolina Employment Security Commission, are as follows:

Average Historical Unemployment Rates				
Year	Greenville	Pitt County	North Carolina	United States
2007	4.30%	5.10%	4.80%	4.60%
2008	5.50%	6.50%	6.30%	5.80%
2009	8.40%	10.20%	10.50%	9.30%
2010	8.90%	10.60%	10.90%	9.60%
2011	9.20%	10.80%	10.50%	9.00%
2012	8.50%	9.80%	9.50%	8.10%
2013	7.40%	8.50%	8.40%	7.40%
2014	5.70%	6.40%	6.30%	6.20%
2015	5.70%	6.00%	5.70%	5.30%
2016	5.30%	5.10%	5.10%	5.30%
2017	6%(Jan)	5.8%(Jan)	5%(Feb)	4.9%(Feb)

Pitt County reported an actual unemployment rate for 2016 of 5.10% and a labor force of 88,258. As noted, local unemployment rates are generally in line with those of the state and national averages. Because of economic conditions, unemployment rates began trending upward during the mid to latter part of 2008 but have leveled off and have trended downward. A few of the major local area employers include Vidant Medical Center, East Carolina University, Hyster-Yale Group, and Patheon Pharmaceuticals. Other significant local area employers include the Alliance One, The Roberts Company, ASMO, City of Greenville and Pitt County, Pitt Community College, Physicians East, Convergys, Wal-Mart, and Greenville Utilities. For 2017, only data for January or February are available.

Retail Sales: Over the past several years, Greenville and Pitt County have become a leading retail center in eastern North Carolina, with retail sales exceeding the surrounding counties of Nash, Wayne, and Wilson. The North Carolina Department of Revenue reports retail sales on a fiscal year basis, and the following chart reflects gross retail sales over the past few fiscal years:

Gross Retail Sales (Taxable Sales for 2006-2007 Forward)				
Fiscal Year	Pitt County	Wayne County	Nash County	Wilson County
2006-2007	\$1,478,571,030	\$988,941,515	\$905,246,300	\$739,641,236
2007-2008	\$1,496,873,481	\$957,052,672	\$881,919,599	\$780,553,647
2008-2009	\$1,399,853,185	\$956,525,116	\$817,540,894	\$709,357,554
2009-2010	\$1,508,725,376	\$877,157,811	\$850,188,476	\$724,690,344
2010-2011	\$1,763,283,579	\$902,226,600	\$868,253,556	\$737,674,146
2011-2012	\$1,817,942,598	\$1,020,586,270	\$906,710,215	\$769,341,633
2012-2013	\$1,846,032,936	\$976,874,673	\$875,986,229	\$797,319,829
2013-2014	\$1,851,120,121	\$977,187,991	\$879,082,613	\$793,246,943
2014-2015	\$2,021,702,242	\$1,049,446,644	\$921,377,480	\$829,972,195
2015-2016	\$2,146,289,368	\$1,099,388,616	\$987,814,638	\$909,128,062

As shown, the retail sales for Greenville and Pitt County compare favorably to those of the surrounding counties. Greenville is a major retail market for eastern North Carolina and accounts for a significant portion of the retail sales for the overall county. As a regional retail trade center, and by being the home of ECU and Vidant Medical Center, retail sales for the Greenville market area are anticipated to continue to fare better than that of the surrounding market areas. Currently, all of Greenville's retail centers reflect relatively good occupancies, considering current economic conditions, and there is no apparent oversupply of commercial retail space. New developments are demand driven and speculative developments are generally atypical.

National Economic Trends: The Appraisal Institute provides the following data regarding national economic trends including overall capitalization rates, conventional home mortgages and other market rates include historical US Prime Rates, Unemployment Rates, Bond Rates, and the CPI:

ECONOMIC INDICATORS – February 2017

Market Rates and Bond Yields

	Feb17	Aug16	Feb16	Aug15	Feb15	Feb14
Reserve Bank Discount Rate	1.25	0.75	1.00	0.75	0.75	0.75
Prime Rate (monthly average)	3.75*	3.25	3.50	3.25	3.25	3.25
Federal Funds Rate	0.66	0.40	0.38	0.14	0.11	0.07
3-Month Treasury Bills	0.67	0.30	0.31	0.07	0.02	0.05
6-Month Treasury Bills	0.82	0.44	0.44	0.22	0.07	0.08
LIBOR-3 month rate	1.05	0.80	0.67	0.33	0.30	0.26
U.S. 5-Year Bond	2.03	1.13	1.22	1.54	1.47	1.52
U.S. 10-Year Bond	2.49	1.56	1.78	2.17	1.98	2.71
U.S. 30-Year Bond	3.09	2.26	2.62	2.86	2.57	3.66
Municipal Tax Exempts (Aaa)†	3.26	2.55	2.73	3.31	3.05	3.76
Municipal Tax Exempts (A)†	3.90	3.10	3.31	3.92	3.62	4.54
Corporate Bonds (Aaa)†	3.95	3.32	3.96	4.04	3.64	4.45
Corporate Bonds (A)†	4.18	3.60	5.39	4.39	3.81	4.60
Corporate Bonds (Baa)†	4.64	4.24	5.34	5.15	4.51	5.10

*As of March 16, 2017, the Prime Rate is 4.0%

Economic Indicators | PwC Real Estate Investor Survey, Q3 2016

	Regional Mall		CBD Office		Warehouse		Apartment	
	Q3 2016	Q2 2016	Q3 2016	Q2 2016	Q3 2016	Q2 2016	Q3 2016	Q2 2016
Discount Rate (IRR)^a								
Range (%)	5.50-11.50	5.50-11.50	5.50-10.00	5.50-10.00	5.50-9.25	5.50-9.25	5.50-10.00	5.50-10.00
Average (%)	7.75	7.65	7.23	7.16	6.88	6.90	7.25	7.28
Change (bps)		+10		+7		-2		-3
Overall Cap Rate (OAR)^a								
Range (%)	4.00-9.00	4.00-9.00	3.50-7.50	3.50-7.50	3.00-7.00	3.00-7.00	3.50-7.50	3.50-8.00
Average (%)	6.05	6.00	5.57	5.55	5.21	5.38	5.25	5.29
Change (bps)		+5		+2		-17		-4
Residual Cap Rate								
Range (%)	4.00-9.00	4.00-9.00	5.00-7.50	4.75-7.50	5.00-8.50	4.75-8.50	4.25-7.50	4.25-7.50
Average (%)	6.45	6.50	6.05	6.02	6.20	6.28	5.74	5.76
Change (bps)		-5		+3		-8		-2

^aRate on unleveraged, all-cash transactions. Definitions: bps, basis points. Discount Rate (IRR), internal rate of return in an all-cash transaction, based on annual year-end compounding. Overall Cap Rate (OAR), initial rate of return in an all-cash transaction. Residual Cap Rate, overall capitalization rate used in calculation of residual price; typically applied to the NOI in the year following the forecast. Survey involves institutional-grade properties. Source: PwC Real Estate Investor Survey; Personal survey conducted by PwC during July 2016. For subscription information, please visit www.pwc.com/us/realestatesurvey or call 1-800-654-3387.

Neighborhood Analysis:



The Client and Intended User is the City of Greenville which is inherently familiar with the market area. More specifically, the subject property is located in the West Greenville Revitalization Area which is to the west of the downtown CBD area of the City of Greenville. The expanded area is bordered on the north by the Tar River, the west by Memorial Drive and the south by Dickinson Avenue. There is a mix of commercial and residential uses, with the residential uses including single-family and multifamily residential properties. Many of the existing uses are older developments; however, some revitalization has occurred.

To the north of subject is the Skinner-Greenville Heights Historic District and to the east is Cherry View. Located opposite subject along the north side of West 5th Street is a convenience store and satellite police station. Just west of the subject, at the corner of Tyson Street and West 5th Street is the Lucille W. Gorham Intergenerational Community Center. Located opposite subject on West Fifth Street at Elizabeth Street are two fraternity houses which cater to East Carolina University. To the east of the subject at the corner of West Fifth Street and Elizabeth Street is a former fraternity house that was purchased by a private owner who has renovated it for single family residential use.

The Central Business District of Greenville is situated about 6 blocks east. Within the CBD are the Police Fire/Rescue Building and the City of Greenville Municipal buildings are located on both sides of Fifth Street east of Greene Street and west of Washington Street. The Pitt County Courthouse facility and the U.S. Federal Courthouse facility are located

in the CBD. Also, the main campus of ECU adjoins the east and southeast of the CBD. The Greenville Transportation Activity Center (GTAC) will be located at the southwest corner of S. Pitt Street and Bonners Lane which is to the southeast of subject. The GTAC will serve as a connector for the City's Greenville Area Transit (GREAT), Pitt Area Transit (PATS) and ECU Transit systems, and will also be utilized for taxi services, Greyhound buses and the Amtrak shuttle service. The Tenth Street Connector Project is underway by the North Carolina Department of Transportation which will provide direct access between the main campus of ECU and the medical district area. There is a gradual transitioning and revitalization occurring in this market area. New developments are generally demand driven for owner-occupants or end users.

SITE DATA

No survey of the subject site was found in connection with this report. However, the legal description of the site found at Deed Book 2895, Page 347 of the Pitt County Registry. Identifies the site as measuring 115' x 90' or 10,350 square feet as shown below:

EXHIBIT "A"

Lying and being in the City of Greenville, Pitt County, North Carolina, on the south side of West Fifth Street (formerly known as the Greenville and Tarboro Road) and beginning at the intersection of the southern line of West Fifth Street and the eastern line of Roosevelt Avenue; running thence along the southern line of West Fifth Street an easterly course 115 feet to J. B. Cherry's line (now or formerly); thence in a southerly course with J. B. Cherry's line 90 feet; thence a westerly course 115 feet to Roosevelt Avenue; thence along the easterly line of Roosevelt Avenue a northerly direction 90 feet to the point or place of beginning, and being the identical property conveyed by Harry Skinner and wife, Ella Skinner to Lonnie Barnhill and wife, Josephine Barnhill by deed dated June 3, 1919, duly of record in Book Y-12 on Page 272 in the Pitt County Registry, being Tax Parcel 1063, having a street address of 1009 W. 5th Street, Greenville, North Carolina 27834.

The subject is situated on the southeast corner of West 5th Street and Roosevelt Avenue and has 115' of frontage along the south side of West 5th Street and 90' of frontage along the east side of Roosevelt Avenue.

West Fifth Street is the major corridor and has an approximate 50' right of way (varies) with a sidewalk and concrete curbing. This is a major corridor extending through Greenville, linking Greenville Boulevard on the east side of the City to the Medical District on the west side of the City. The subject site is level and lies at street grade. Any new development of the site will be subject to the City of Greenville zoning and development regulations including, but may not be limited to, drive cuts and accesses, setbacks, storm water retention areas, etc. The property is not located in a special flood hazard area. All public utilities are available to the area, including water, sewer, electricity, and natural gas. Other than typical utility and drainage easements, public road right-of-way access regulations, etc., no adverse easements or encroachments were immediately apparent

upon inspection and it is assumed none are present; however, this is subject to verification by a qualified surveyor. No environmental, geo-technical or subsoil analyses have been performed or submitted for use with this report, and this procedure is beyond the scope of this appraisal assignment and my level of expertise. The subject property has adequate physical utility for a variety of legally permissible uses in accordance with the local zoning and the surrounding land use development pattern. An aerial image provided by the Pitt County Tax Office showing the subject's overall property is shown below:



IMPROVEMENT DATA

The primary improvement consists of a two-story, 2,080 square foot frame single-family dwelling reportedly constructed in 1925. This dwelling has a wood frame structure, wood siding exterior, wood and glass windows, gutters, a masonry pier foundation, and an asphalt shingle roof cover. There is also an 8' x 32' covered front porch with masonry supported columns and a rear porch that measures 5' x 6'6". During the inspection, the house was boarded up and the boards had to be removed to get in to the dwelling.

The interior of the building is in poor condition and a full inspection of both floors of the dwelling was not performed. Based on a visual inspection of the first floor, there are peeling wall coverings, worn carpets, no power, cracked walls and caved in ceilings.

It is my opinion that the improvements do not contribute any value to the overall property. Any value attributable to the improvements would be offset by the cost of demolition. The best description of the property would be the tax records, legal descriptions and photographs located throughout this report. I am not qualified to detect any type of mold. An inspection by a qualified environmental inspector is recommended.

TAX DATA

The subject property is identified by the Pitt County Tax Assessor's Office as Tax Parcel Number 1063. As indicated, the property is owned by the City of Greenville and is therefore, tax exempt. The current assessed value of the property is \$17,653 which is slightly below my estimate of market value. If taxable, the property would be subject to the tax rate for the City of Greenville and Pitt County. As of the date of this report, the Year 2017 tax rates have not been established. Based on the Year 2016 tax rate of \$1.206 per \$100 of assessed value, the annual tax burden if taxable, for the larger property would be approximately \$212.90.

ZONING DATA/PUBLIC AND PRIVATE RESTRICTIONS

The subject property is located within the City of Greenville's CDF (Downtown Commercial Fringe) Zoning District. According to the City of Greenville Code of Ordinances, the CDF Zoning District is described as follows:

SEC. 9-4-66 CDF DOWNTOWN COMMERCIAL FRINGE.

The purpose of the CDF District is to provide commercial and service activities designed to enhance the downtown commercial area, stimulate redevelopment and encourage a compatible mix of commercial and high density residential development.

(1971 Code, § 9-4-67) (Ord. No. 2337, § 1, passed 6-13-1991)

Legally permitted uses include, but are not limited to, houses of worship, offices, physical fitness facilities, automobile sales and service, building materials sales and storage yards, light industrial equipment sales, and cabinet making. The zoning development requirements for the CDF district are as follows:

- (1) Lot area (net).
 - (a) Single-family: 6,000 square feet.
 - (b) Two-family attached: 6,000 square feet.
 - (c) Multi-family: Per Article I.
 - (d) All other uses: None

- (2) Lot width (at the MBL).
 - (a) Single-family: 60 feet.
 - (b) Two-family attached: 60 feet.
 - (c) Multi-family: Per Article I.
 - (d) All other uses: None.

- (3) Public street setback (MBL).
 - (a) Single-family: 25 feet.
 - (b) Two-family attached: 25 feet.
 - (c) Multi-family: Per Article I.
 - (d) All other uses: 10 feet and per Article G.

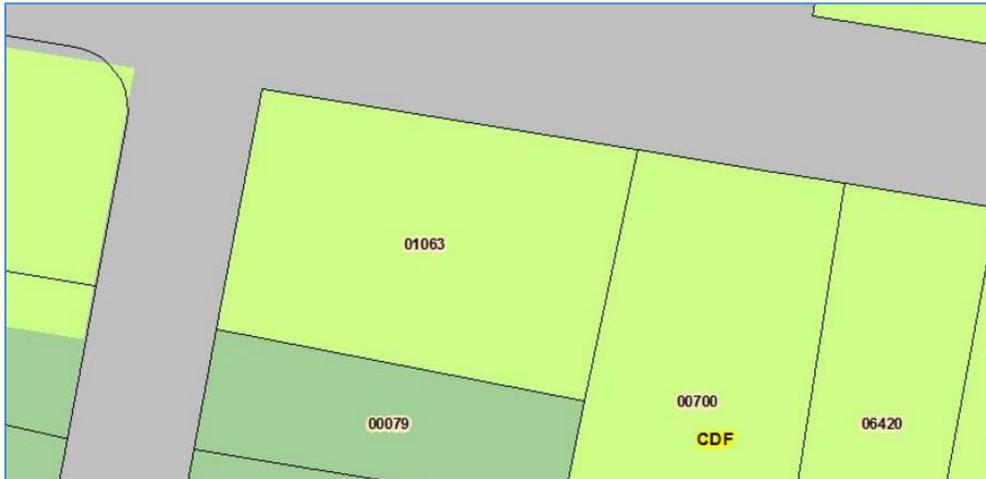
- (4) Side setback.
 - (a) Single-family: Eight feet.
 - (b) Two-family attached: Eight feet.
 - (c) Multi-family: per Article I.
 - (d) All other uses: per Article G.

- (5) Rear setback.
 - (a) Single-family: 15 feet.
 - (b) Two-family attached: 15 feet.
 - (c) Multi-family: Per Article I.
 - (d) All other uses: per Article G.

- (6) Height (above grade).
 - (a) Single-family: 35 feet.
 - (b) Two-family attached: 35 feet.
 - (c) Multi-family: per Article I.
 - (d) All other uses: None.

- (7) Lot coverage (excluding drives and parking).
 - (a) Single-family: 40%.
 - (b) Two-family attached: 40%.
 - (c) Multi-family: 40%.
 - (d) All other uses: None.

In addition to zoning, the property is subject to typical local and state building code ordinances, regulations regarding the treatment of drainage, water and sewer, public road right-of-way access regulations, drainage, and utility easements, etc., as previously referenced in the site description section of this report, and as would be more accurately identified on a current as-built survey. No opinion of title has been performed or submitted for use with this report, and this is beyond the scope of the appraisal assignment and my level of expertise. To the best of my knowledge, I am unaware of any existing or proposed public or private restrictions which would adversely impact the use or marketability of the subject, and it is assumed none are present. The current use conforms to the present zoning and the surrounding land use development pattern. I am unaware of any Covenants, Conditions and Restrictions encumbering the subject property. No change in zoning is anticipated for the foreseeable future. The property is subject to all matters of public record. A portion of the zoning map provided by the Pitt County GIS Office is shown below:



HISTORY OF THE PROPERTY

The subject property was conveyed to the current owner from William I. Wooten, Jr. (Commissioner) on September 22, 2011 for \$32,867. This transaction can be found at Deed Book 2895, Page 347 of the Pitt County Registry.

To the best of my knowledge, there have been no other sales or conveyances involving the ownership of the subject property within the past five years preceding the date of this report. I am unaware of any other pending sales involving the subject property.

HIGHEST AND BEST USE

According to the *Dictionary of Real Estate Appraisal, Fifth Edition*, Page 93 as published by the American Institute of Real Estate Appraisers, Highest and Best Use is defined as follows:

1. *The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest land value.*
2. *The probable use of land or improved property – with respect to the user and timing of use – that is adequately supported and results in the highest present value.*

The definition of highest and best use is applicable to studies of vacant property as well as improved property. An appraiser forms an opinion of highest and best use for the land only, as if vacant and available for development. Having reached a conclusion of use for the vacant property, the existing improvements are then inspected and analyzed. It is then necessary to form an opinion as to whether the improvements are in keeping with the highest and best use which has been previously developed for the vacant site. If these improvements do not conform to such a use, it is then necessary to estimate what value, if any, the improvements in their misplaced contribute to the land.

The subject is located within an area of the City of Greenville which is zoned for commercial use. The surrounding land uses include single-family to the south, east, and west with commercial uses on the opposite side of West 5th Street. The predominant land use in the area is residential. However, the subject's frontage along West 5th Street and its commercial zoning lend itself to a more commercial use in nature. New commercial developments in the local market area are demand driven and/or owner-occupied facilities, with no new speculative development noted or anticipated for the foreseeable future. Any new development of the site will be subject to the City of Greenville zoning and development regulations including, but may not be limited to, drive cuts and accesses, setbacks, storm water retention areas, etc.

Therefore, considering all factors, it is my opinion that the highest and best use of the subject property is for future commercial development, as demand warrants, in accordance with the local zoning, physical features of the land, and the surrounding land use development pattern. These commercial uses could include general commercial uses as well as retail uses, offices, etc.

VALUATION OF THE PROPERTY

The market value of a property is contingent upon all factors affecting real estate within a given year at a particular time. The techniques generally employed in real estate valuation include the Cost, Sales Comparison, and Income Capitalization Approaches. These approaches are based upon three major facets of value:

1. the current cost of reproducing a property less loss in value from physical deterioration, functional obsolescence, and/or economic obsolescence (accrued depreciation);
2. the market value indicated by recent sales of comparable properties in the market; and
3. the investment value that a property's net earning power will support based upon capitalization of the income stream.

I have used this information in the valuation of the subject property by the Sales Comparison Approach. This valuation method is applicable in the valuation of this property type. The subject property is vacant, dilapidated structure and my analysis has concluded that any value attributable to the improvements would be offset by any cost of demolition. Therefore, the subject property has been valued as a vacant site. The Cost Approach and Income Approach are not considered necessary.

SALES COMPARISON APPROACH

In the Sales Comparison Approach, the subject property is compared to similar properties that have sold or for which offers to purchase have been made. A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparable, competitive properties. The real estate appraisal principle of substitution plays a significant factor in the Sales Comparison Approach in that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility or desirability without undue delay. To apply the Sales Comparison Approach, an appraiser follows a systematic procedure:

1. Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract.
2. Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's length market considerations.
3. Select relevant units of comparison (e.g. price per acre, price per square foot, or per front foot) and develop a comparative analysis for each unit.
4. Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparisons. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a comparable.
5. Reconcile the various value indications produced from the analysis of comparables to a value bracket and then to a single value indication.¹

Based on my research and analysis, the following land sales are offered for comparison to subject:

¹The Appraisal of Real Estate, 13th Edition, Page 301-302

Land Comparables Adjustment Chart					
Identity	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date	4/7/2017	5/21/2015	12/1/2016	11/14/2016	10/17/2016
Grantor	NA	James Oliver	Sutton Realty	Lynndale Dev.	Q. H. Boyd
Grantee	NA	Redev. Comm.	SCF	Umstead Assoc.	T. M. Perkins
Tax Parcel	1063	22418	2820	14066	2003
Deed Reference	2895/347	3327 / 422	3502 / 101	3497 / 53	3487 / 446
Location	W. 5th Street	Atlantic Ave.	W. 14th St.	Bismarck St.	S. Greene St.
	Greenville, NC				
Zoning	CDF	CD	CDF	CH	R6
Size (SF)	10,350	23,800	40,245	29,577.24	5,500
CE Sales Price	N/A	\$32,500	\$150,000	\$70,000	\$5,000
Sales Price/Unit	N/A	\$1.37	\$3.73	\$2.37	\$0.91
Adjustments					
Property Rights	Fee Simple	0	0	0	0
Financing	Conventional	0	0	0	0
Sale Conditions	Market	0	0	0	0
Exp. After Sale	N/A	0	0	0	0
Market Conditions	Current	0	0	0	0
Location	Average	0	0.7	0.7	1.2
Physical	Average	1.1	1.1	1.1	1.2
Economic	Average	0	0	0	0
Net Adjustment	-	1.1	0.77	0.77	1.44
Overall Adjusted Price / Unit	-	\$1.50	\$2.87	\$1.82	\$1.31

Analysis of Land Sales:

No adjustments are needed for property rights conveyed, financing, conditions of sale, or market conditions. Land Sale 1 is the most similar to the subject in regard to location about 5 blocks east. This site is also similar in regard to zoning; however, this sale is larger than the subject. Since larger properties typically sell at lower per unit prices, I have adjusted this sale upward for physical conditions. The adjusted unit sales price is \$1.50 / SF.

Land Sale 2 is located along West 14th Street just southeast of Dickinson Avenue. This sale is also larger than the subject and has been adjusted upward. This sale is also considered to be superior to the subject in regard to location and has been adjusted downward. The adjusted unit sales price of \$2.87 / SF.

Land Sale 3 is located along Bismarck Street along the south side of the City of Greenville off Memorial Drive. This sale is also larger than the subject and has been adjusted upward. This sale is also considered to be superior to the subject in regard to location and has been adjusted downward. The adjusted unit sales price of \$1.82 / SF.

Land Sale 4 is a residential zoned sale located along S. Greene Street just west of Evans Street. This sale is considered to be inferior in regard to location and zoning and has been adjusted upward for each. The adjusted unit sales price is \$1.31 / SF.

The sales range in adjusted unit sales prices from \$1.31 / SF to \$2.87 / SF. These sales reflect an average unit sales price of \$1.87 / SF and a median of \$1.66 / SF. Based upon my market analysis, it is my opinion that the market would support a unit price to the subject site, as if vacant, of about \$1.75 per square foot. This reflects an estimated land value to subject as follows:

Applied to Subject:

Gross Land Area: 10,350 SF @ \$1.75/SF =	\$18,113
Estimated Value by Sales Comparison Approach:	[R] \$18,000

FINAL VALUE CONCLUSION

In final analysis, my market analysis has supported the following value indication for subject:

Sales Comparison Approach: \$18,000

The purpose of this appraisal is to estimate the present market value of subject's fee simple estate. Since the subject is a vacant, dilapidated dwelling, only the Sales Comparison Approach has been utilized. The Sales Comparison Approach best reflects the attitudes of market buyers and sellers. The greatest weakness is that no two properties

are exactly alike. As noted earlier, any value attributable to the improvements would be offset by the cost of demolition. Therefore, the site has been valued as a vacant site.

In my market analysis, I have attempted to identify comparable sales involving similar sites to subject. Where differences between the subject and sale properties are noted, appropriate adjustments have been made.

Considering subject's property type, and based upon my market analysis, it is my opinion that the present fair market value of subject's fee simple estate, as of April 07, 2017, is approximately:

**EIGHTEEN THOUSAND DOLLARS
(\$18,000)**

ANALYSIS OF EXPOSURE/MARKETING TIME

On Page 83 of *The Dictionary of Real Estate Appraisal, Sixth Edition* as published by the Appraisal Institute, exposure time is identified as follows:

exposure time

- 1 The time a property remains on the market.
2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.) See also **marketing time**.

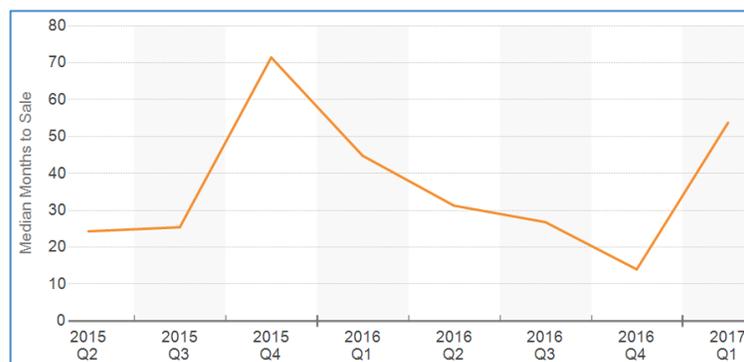
Also, on Page 140 of *The Dictionary of Real Estate Appraisal, Sixth Edition* marketing time is identified as follows:

marketing time. An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) See also **exposure time**.

As with any property, the exposure or marketing time is a function of asking price, property type, and marketing techniques. CoStar reports that there were 27 sales of vacant commercial properties in the City of Greenville between April 07, 2015 and April 07, 2017. These sales are shown below:



These 27 sales reflect a range in months to sale from 14 months to 71 months as shown on the chart below:



Based on my research and analysis of the local market, it is my opinion that a combined marketing/ exposure period would be about 12-24 months. This assumes that the property is actively marketed for sale with typical marketing techniques, and within a reasonable range of market value.

ADDENDA

PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject



Rear / Side View of Building

PHOTOGRAPHS OF SUBJECT PROPERTY



Typical Interior View



Typical Interior View

PHOTOGRAPHS OF SUBJECT PROPERTY

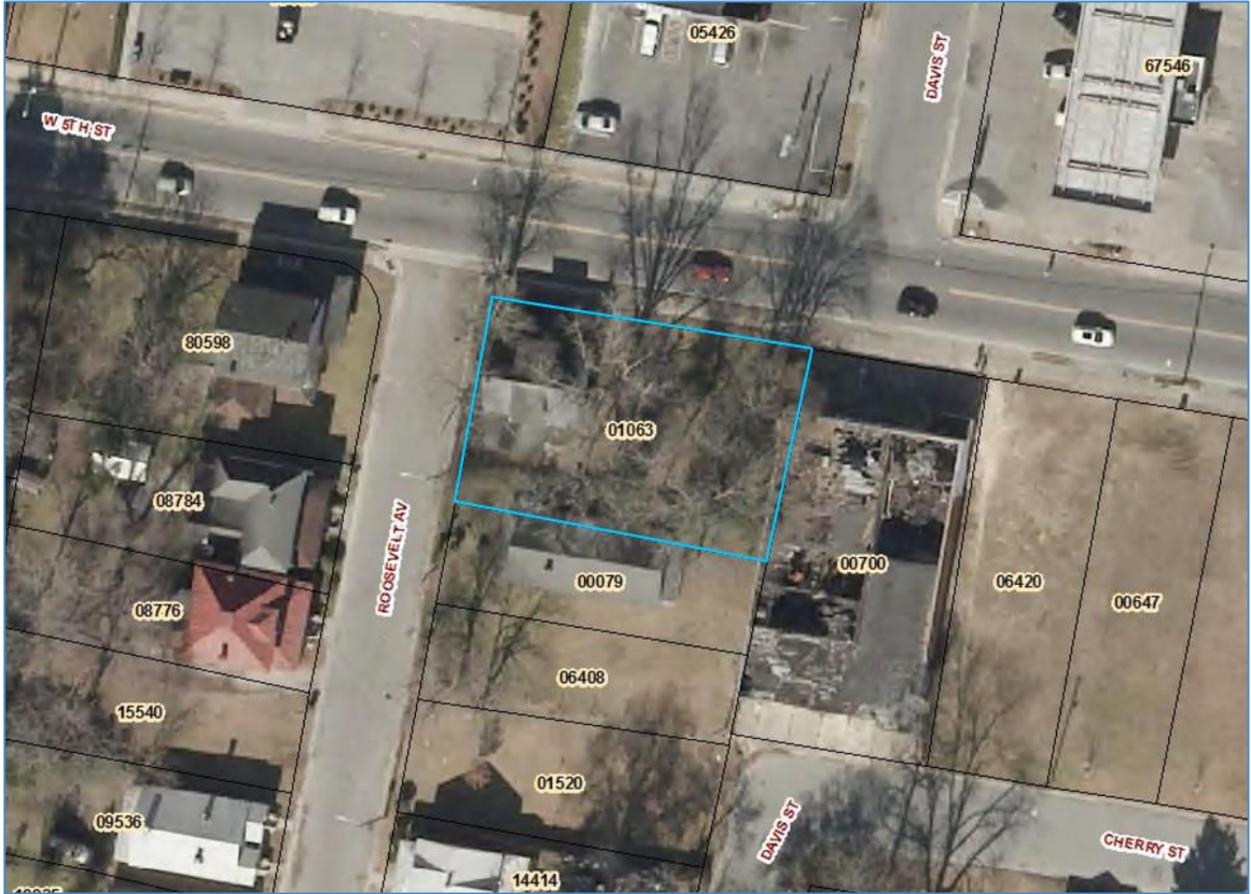


View of Frontage along West 5th street



View of Frontage along Roosevelt Avenue

Pitt County GIS Aerial



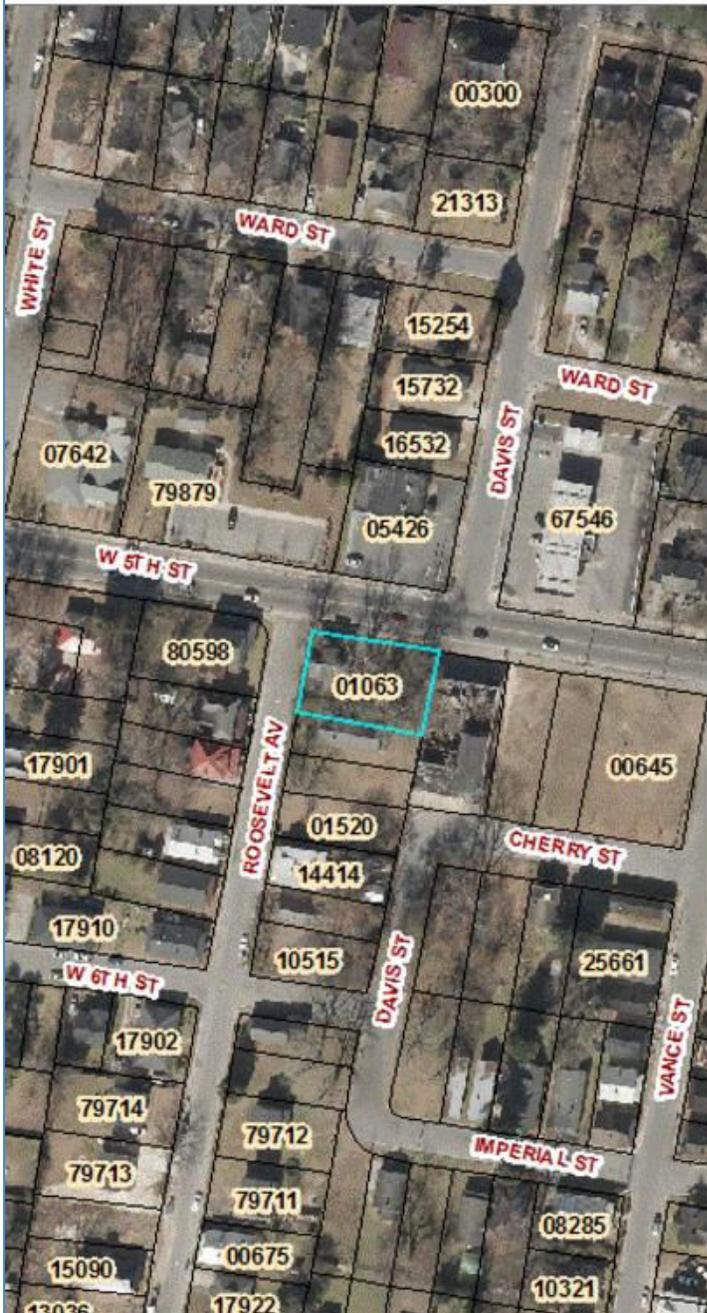
Pitt County Tax Card (1063)



Pitt County Government
Greenville, North Carolina
www.pittcountync.gov







Parcel	01063
Physical Address	1009 W FIFTH ST
Owner Name	GREENVILLE CITY OF
OwnerAddress1	PO BOX 7207
OwnerAddress2	
OwnerAddress3	
City / State / Zip	GREENVILLE NC 27835
NC PIN	4688011695
Subdivision / Section / Phase	
Prior Legal Description	RES. 1009 W. 5TH
Block / Lot	
Tract	
Building Number / Unit	
Acres	0.21
Current Owner Deed/Document	002895 00347
Map Book	-
Deed / Document Date	09/2011
Deed / Document Sales Price	\$33,000
Building Type / Use	SFR CONST(SFR)
Number of Buildings	1
Year Built	1925
Total Living Area	1735
Building Value	\$7,783
Extra Features Value	\$0
Land Value	\$9,870
Total Current Market Value	\$17,653
Total 2015 Market Value	\$15,497
Revaluation Year	2016
Municipality	GREENVILLE
Township	GREENVILLE
Fire Service District	INSIDE MUNICIPALITY
Census Tract	701
Neighborhood	004135
Elementary School	Elmhurst ES
Middle School	C M Eppes MS
High School	J H Rose HS

Deed



Doc ID: 010870330003 Type: GRP
 Recorded: 09/22/2011 at 11:54:26 AM
 Fee Amt: \$91.00 Page 1 of 3
 Revenue Tax: \$66.00
 Pitt County, NC
 Deborah T Barrington REG OF DEEDS
BK 2895 PG 347-349

File

~~Main to:~~ City of Greenville, PO Box 7207, Greenville, NC 27835-7207
Attn: Scott Eaton

Prepared by: W. I. Wooten, Jr., Attorney

NORTH CAROLINA

PITT COUNTY

THIS DEED, made and entered into on this the 21st day of September, 2011, by and between William I. Wooten, Jr., acting as Commissioner as hereinafter stated. of Pitt County, North Carolina, party of the first part; and City of Greenville, a municipal corporation, PO Box 7207, Greenville, North Carolina 27835-7207 in Pitt County, North Carolina, party of the second part;

W-I-T-N-E-S-S-E-T-H

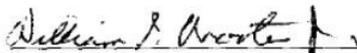
THAT WHEREAS, in a certain special proceeding entitled Sadie B. Streeter (widow) v. Lois Barnhill (widow), et. al. , brought and pending before the Clerk of Superior Court of Pitt County, North Carolina, File No. 11SP-013 an Order was made by said Court appointing party of the first part as Commissioner to sell at either public or private sale, subject to the confirmation of the Court, the land described in the Petition and hereinafter described; and whereas, party of the first part, acting as Commissioner as aforesaid reported to said Court on May 25, 2011 the private sale of the land described to The City of Greenville at a price of \$32,867.00, and recommended that said sale be confirmed by the Court; and whereas, said report remained open for more than ten days and no advance bid was made and no objection offered to said sale; and whereas, said Court entered an Order on September 21, 2011, approving and confirming said sale and directing party of the first part as Commissioner to make, execute, and deliver, unto the purchaser, the City of Greenville, a good and sufficient Deed for said land upon the payment to him of the purchase price.; and whereas, said purchase price of \$32,867.00 has been fully paid and the purchaser has directed that deed be made to it as City of Greenville.

NOW, THEREFORE, party of the first part, acting as Commissioner as aforesaid, under authority of said Order of the Court, and in consideration of the total purchase price of \$32,867.00 has bargained and sold, and by these presents does grant, bargain, sell, and convey unto the City of Greenville, party of the second part, and its successors and assigns, in fee simple absolute, the land lying and being in the City of Greenville, Greenville Township, Pitt County, North Carolina, more particularly described as follows:

EXHIBIT "A" attached

TO HAVE AND TO HOLD said land and premises, together with all privileges thereunto belonging to it, the said party of the second part and its successors and assigns, in as full and ample a manner as said party of the first part as Commissioner is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, the party of the first part, acting as Commissioner as aforesaid, has hereunto set his hand and seal, this the day and year first above written.

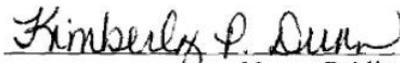
 (SEAL)
William I. Wooten, Jr., Commissioner

NORTH CAROLINA

PITT COUNTY

Personally appeared before me this day, William I. Wooten, Jr., Commissioner, and acknowledged the due execution of the foregoing or annexed Deed for the purposes therein expressed.

Witness my hand and Notarial Seal, this the 22 day of September, 2011..


Notary Public

My Commission Expires: 4-19-2013

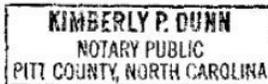


EXHIBIT "A"

Lying and being in the City of Greenville, Pitt County, North Carolina, on the south side of West Fifth Street (formerly known as the Greenville and Tarboro Road) and beginning at the intersection of the southern line of West Fifth Street and the eastern line of Roosevelt Avenue; running thence along the southern line of West Fifth Street an easterly course 115 feet to J. B. Cherry's line (now or formerly); thence in a southerly course with J. B. Cherry's line 90 feet; thence a westerly course 115 feet to Roosevelt Avenue; thence along the easterly line of Roosevelt Avenue a northerly direction 90 feet to the point or place of beginning, and being the identical property conveyed by Harry Skinner and wife, Ella Skinner to Lonnie Barnhill and wife, Josephine Barnhill by deed dated June 3, 1919, duly of record in Book Y-12 on Page 272 in the Pitt County Registry, being Tax Parcel 1063, having a street address of 1009 W. 5th Street, Greenville, North Carolina 27834.

Engagement Letter

Collice Moore Properties

Real Estate Appraisals, Brokerage, & Management

collicemoore.com

4300 Sapphire Court, Suite 116
Greenville, NC 27834

252-231-2588
info@collicemoore.com

March 07, 2017

Mrs. Karen Gilkey
City of Greenville, Housing Division
201 West 5th Street
Greenville, NC 27835

Re: Appraisal Bid for: Pitt County Tax Parcels 1063 & 80598

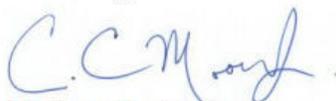
Dear Mrs. Gilkey:

Thank you for the opportunity to bid on appraisals for Pitt County Tax Parcels 1063 & 80598. Please see below:

	Parcel 1063	Parcel 80598
Proposed Bid:	\$550	\$550
Turnaround Time:	30 Days from Engagement	30 Days from Engagement
Appraisal Format:	Electronic and Hard Copies	Electronic and Hard Copies

Thank you again for the chance to bid and I look forward to hearing from you soon.

Sincerely,



Collice C. Moore, Jr.



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Establishment of Fair Market Value for 1119 West 5th Street

Explanation: **Abstract:** The City owns several properties in the West Greenville Certified Redevelopment Area. City Housing Division staff has heard from parties interested in purchasing properties in this area and requests City Council to establish fair market value and authorize the sale of property by sealed bid as allowed by the North Carolina General Statutes.

Explanation: City Housing Division staff has heard from several parties interested in purchasing properties in the West Greenville Certified Redevelopment Area. One of these properties is a vacant commercial property located at 1119 West 5th Street, at the southwestern corner of West 5th and Sheppard Streets. The attached review appraisal indicates that the market value of the property is \$9,600. A potential buyer has indicated interest in building a small commercial office at the site. This is in compliance with a number of adopted planning studies and the HUD Consolidated Plan. North Carolina General Statutes 160A and 268J allow for the sale of City-owned properties by sealed bid method upon publication of legal advertisements within ten days of authorization by City Council. The statutes require sealed bids to be opened not less than thirty days after the publication of the notice. Council may accept or reject the highest bid.

Fiscal Note: According to the attached appraisal, the market value of the subject property is \$9,600. Cost for publication of legal advertisement should be no greater than \$150.

Recommendation: City Council to establish fair market value of the property at \$9,600 and authorize the sale of the property located at 1119 West 5th Street, Pitt County tax parcel number 14442, by sealed bid method, as outlined by N.C. General Statutes 160A and 268J.

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Attachments / click to download

 [photo](#)

 [review appraisal](#)



Google Earth





300 East Arlington Boulevard, Suite 2A, Greenville, NC 27858 (252) 321-2766 FAX (252) 321-2629

Appraisal Review Report

Client: This appraisal review is made for the sole and exclusive use of the City of Greenville Housing Division. It is not to be distributed to or relied upon by any third parties for any purpose, whatsoever.

Tax Parcel: 014442 (Tax Value = \$7,990)

Property Owner: City of Greenville

Property Identification: The subject is a +/- 7,405 square foot (0.17-acre) vacant lot at 1119 W. 5th Street, Greenville, North Carolina. It is zoned CDF for commercial use. A residence formerly occupied the site.

Appraiser: F. Bruce Sauter of F. Bruce Sauter & Associates, Inc.

Property Rights Appraised: Fee Simple

Recommended Value: I agree that the value of the subject lot is approximately \$9,600 as reported.

Effective Date of Appraisal: March 21, 2017

Effective Date of Review: April 4, 2017

Review Appraiser: S. Ann McRoy, MAI, ARA

The purpose of this review is to determine the completeness and accuracy of the data in an appraisal report and to verify the accuracy of the market value estimate as of the effective date of the original appraisal. The appraisal review must address all factual, judgmental, and appraisal technique discrepancies. This review is a spot check on the original appraisal report and is not intended to be used as a new appraisal.

**Appraisal Review Report
Vacant Lot
1119 W. 5th Street
Greenville, North Carolina**

The following items were analyzed in the appraisal review process:

- The appraisers' overall description of the site is complete and accurate.
- The comparable sales used in this report are representative of the subject market value. My survey found no other sales and/or offerings that are more similar. The sales used in the subject analysis are adequate to determine its current value.
- The date of sale and sales price can be confirmed through the data sources indicated by the appraiser. The comparable sales data and computations appear to be accurate. The adjustments appear to be reasonable and necessary.
- The appraisal is acceptable and the estimate of market value for the subject property is reasonable as of the effective date of the appraisal. There has been no change in the base economy in the area since the effective date of the appraisal.

The market value estimate assumes that the subject property contains no hazardous materials or environmental contamination. Discovery of such contamination will lower the value estimate by the cost to cure or the cost to clean up any soil or other contamination.

I certify that I have no present or contemplated future interest in the subject property. In addition, this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

S. Ann McRoy, MAI, ARA

April 4, 2017

Date

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they considers their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

SCOPE OF REVIEW: The scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

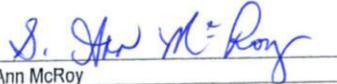
CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The reviewer certifies and agrees that, to the best of his/her knowledge and belief:

1. The facts and data reported by the Reviewer and used in the review process are true and correct.
2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinion, and conclusions.
3. Unless stated elsewhere, I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
5. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
6. Unless stated elsewhere in this report, I did not personally inspect the exterior subject property.
7. No one provided significant professional assistance to the person signing this review report.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinion as to the title, which is assumed to be good and marketable.
2. The Reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made therefor.
3. The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
4. Information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Reviewer can be assumed by the Reviewer.
5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice and the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is associated.
6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is connected), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
7. No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

Reviewer's Signature: 
Reviewer's Name: S. Ann McRoy



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Establishment of Fair Market Value for 1404 West 5th Street

Explanation: **Abstract:** The City owns several properties in the West Greenville Certified Redevelopment Area. City Housing Division staff has heard from parties interested in purchasing properties in this area and requests City Council to establish fair market value and authorize the sale of property by sealed bid as allowed by the North Carolina General Statutes.

Explanation: City Housing Division staff has heard from several parties interested in purchasing properties in the West Greenville Certified Redevelopment Area. One of these properties is a vacant commercial property located at 1404 West 5th Street, at the northeastern corner of West 5th and Cadillac Streets. The attached review appraisal indicates that the market value of the property is \$19,800. A potential buyer has indicated interest in building a small restaurant at the site. This is in compliance with a number of adopted planning studies and the HUD Consolidated Plan. North Carolina General Statutes 160A and 268J allow for the sale of City-owned properties by sealed bid method upon publication of legal advertisements within ten days of the authorization by City Council. The statutes require sealed bids to be opened not less than thirty days after publication of the notice. Council may accept or reject the highest bid.

Fiscal Note: According to the attached appraisal, the market value of the subject property is \$19,800. Cost for publication of legal advertisement should be no greater than \$150.

Recommendation: City Council to establish fair market value of the property at \$19,800 and authorize the sale of the property located at 1404 West 5th Street, Pitt County tax parcel number 21492, by sealed bid method, as outlined in N.C. General Statutes 160A and 268J.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [photo](#)

 [review appraisal](#)



Google Earth





Appraisal Review Report

Client: This appraisal review is made for the sole and exclusive use of the City of Greenville Housing Division. It is not to be distributed to or relied upon by any third parties for any purpose, whatsoever.

Tax Parcel: 021492 (Tax Value = \$16,450)

Property Owner: City of Greenville

Property Identification: The subject is a +/- 15,246 square foot (0.35-acre) vacant lot at 1404 W. 5th Street, Greenville, North Carolina. It is zoned CDF for commercial use. A commercial building formerly occupied the site.

Appraiser: F. Bruce Sauter of F. Bruce Sauter & Associates, Inc.

Property Rights Appraised: Fee Simple

Recommended Value: I agree that the value of the subject lot is approximately \$19,800 as reported.

Effective Date of Appraisal: March 21, 2017

Effective Date of Review: April 4, 2017

Review Appraiser: S. Ann McRoy, MAI, ARA

The purpose of this review is to determine the completeness and accuracy of the data in an appraisal report and to verify the accuracy of the market value estimate as of the effective date of the original appraisal. The appraisal review must address all factual, judgmental, and appraisal technique discrepancies. This review is a spot check on the original appraisal report and is not intended to be used as a new appraisal.

**Appraisal Review Report
Vacant Lot
1404 W. 5th Street
Greenville, North Carolina**

The following items were analyzed in the appraisal review process:

- The appraisers' overall description of the site is complete and accurate.
- The comparable sales used in this report are representative of the subject market value. My survey found no other sales and/or offerings that are more similar. The sales used in the subject analysis are adequate to determine its current value.
- The date of sale and the sale price can be confirmed through the data sources indicated by the appraiser. The comparable sales data and computations appear to be accurate. The adjustments appear to be reasonable and necessary.
- The appraisal is acceptable and the estimate of market value for the subject property is reasonable as of the effective date of the appraisal. There has been no change in the base economy in the area since the effective date of the appraisal.

The market value estimate assumes that the subject property contains no hazardous materials or environmental contamination. Discovery of such contamination will lower the value estimate by the cost to cure or the cost to clean up any soil or other contamination.

I certify that I have no present or contemplated future interest in the subject property. In addition, this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

S. Ann McRoy, MAI, ARA

April 4, 2017

Date

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

SCOPE OF REVIEW: The scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The reviewer certifies and agrees that, to the best of his/her knowledge and belief:

1. The facts and data reported by the Reviewer and used in the review process are true and correct.
2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinion, and conclusions.
3. Unless stated elsewhere, I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
5. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
6. Unless stated elsewhere in this report, I did not personally inspect the exterior subject property.
7. No one provided significant professional assistance to the person signing this review report.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinion as to the title, which is assumed to be good and marketable.
2. The Reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made therefor.
3. The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
4. Information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Reviewer can be assumed by the Reviewer.
5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice and the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is associated.
6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is connected), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
7. No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

Reviewer's Signature: _____

Reviewer's Name: S. Ann McRoy



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Request by Home Builders Supply Company to purchase City-owned property located at Wilson Street and Line Avenue, being Pitt County Parcel Number 19999

Explanation: **Abstract:** Home Builders Supply Company has submitted a request for consideration to purchase City-owned property located at the southeast corner of the intersection of Wilson Street and Line Avenue. This item first appeared on the March 20, 2017 meeting of City Council. City Council requested that the petitioner present their plans for the property and a future meeting.

Background: Home Builders Supply Company has submitted a request to purchase City-owned property located at the southeast corner of the intersection of Wilson Street and Line Avenue. The property is a triangular-shaped property used for overflow parking at the Guy Smith Stadium. The property contains just over 11,300 square feet. The most recent tax valuation of the property by the Pitt County Tax Assessor in 2015 valued the property at \$4,550. The property was donated to the City of Greenville on October 4, 1993, by the Higgs Family heirs in honor of Jacob Higgs, Edward Higgs, and Joseph Higgs. The Higgs family was instrumental in the development of many of the neighborhoods in West Greenville.

Representatives of the Home Builders Supply Company contacted City staff indicating their interest in the property and the methods to purchase the property. They have cited the need to expand the area for Home Builders Supply Company as their need for the property.

If City Council decides to entertain the request, staff will assess the value of the property by contracting for a property appraisal. Once the appraisal is completed, staff will then ask City Council to establish the fair market value based upon the appraisal, then advertise the property sale by accepting sealed bids for City Council's consideration.

No conditions limiting or prohibiting future resale of the property were recorded

or conditioned by the Higgs family heirs when the site was donated to the City. The site was a gift by the Higgs family, and City staff at the agenda preparation time has not been able to contact members of the family for their input. However, the disposition of property that was a gift is a matter that the City Council should consider in its deliberations on this request.

Fiscal Note: Appraisal costs of approximately \$1,500 if City Council directs staff to move forward with the sale.

Recommendation: In keeping with City Council action at its March 20, 2017 meeting, Council should hear the petitioner's plans and City Council will direct staff on whether to start the property disposition process as outlined.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Higgs Property Material](#)

Merrill Flood

From: blountg@homebuildersnc.com
Sent: Thursday, February 02, 2017 3:04 PM
To: Merrill Flood
Cc: Jason Tew
Subject: Parcel #11230

Merrill,
I am writing as to express interest in purchasing the above referenced parcel for Home Builders Supply Company. Specifically this land would assist in the growth of our business as we need the area to inventory product that we sell to our customers. Please advise on the next steps if land is approved for sale. Thanks for your assistance in advance.

Regards,

Gray Blount

Gray Blount

Vice President

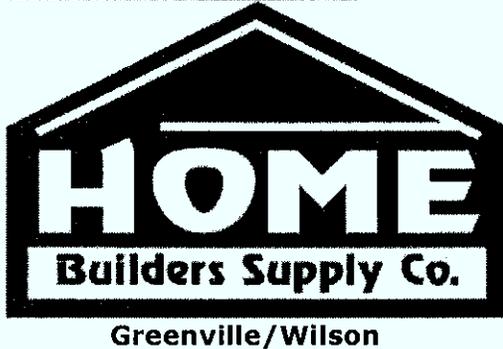
Office: 252-758-4151 X-119

Cell: 252-754-4665

Fax: 252-758-9477

blountg@homebuildersnc.com

www.homebuildersnc.com



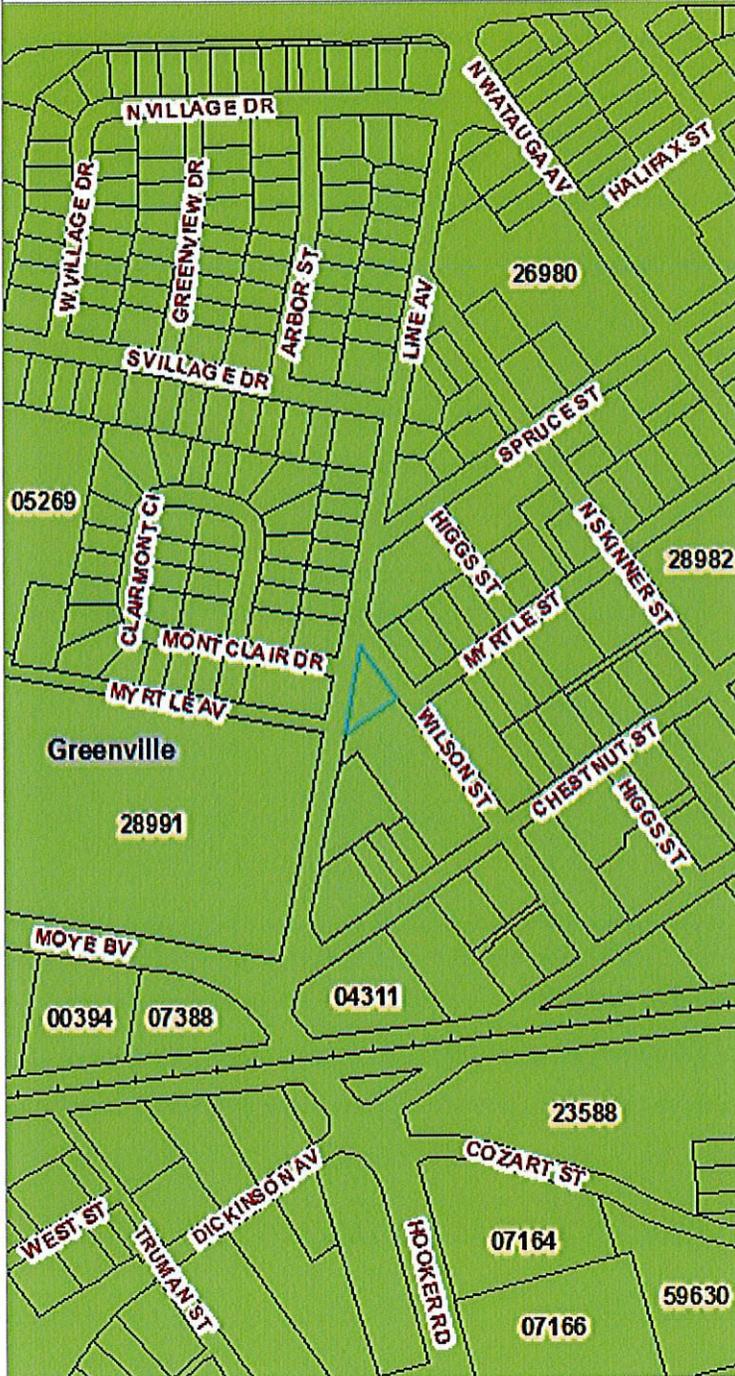


Pitt County Government

Greenville, North Carolina



www.pittcountync.gov



Parcel	19999
Physical Address	0 LINE AV
Owner Name	GREENVILLE CITY OF
OwnerAddress1	PO BOX 7207
OwnerAddress2	
OwnerAddress3	
City / State / Zip	GREENVILLE NC 27835
NC PIN	4677788397
Subdivision / Section / Phase	
Prior Legal Description	10-6,7 HIGGS BROS.
Block / Lot	
Tract	
Building Number / Unit	
Acres	0.26
Current Owner	SEE FILE
Deed/Document	
Map Book	2-180
Deed / Document Date	05/2007
Deed / Document Sales Price	\$0
Building Type / Use	RESIDENTIAL(Single Family Residential)
Number of Buildings	0
Year Built	
Total Living Area	
Building Value	
Extra Features Value	\$0
Land Value	\$4,550
Total Current Market Value	\$4,550
Total 2015 Market Value	\$4,550
Revaluation Year	2016
Municipality	GREENVILLE
Township	GREENVILLE
Fire Service District	INSIDE MUNICIPALITY
Census Tract	702
Neighborhood	004035
Elementary School	South Greenville ES
Middle School	C M Eppes MS
High School	J H Rose HS

0 23 46 92 138 184 Feet

PLEASE NOTE:
Parcel ownership information updated nightly.
Map printed 2/20/2017.

Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.

Copyright © 2015, Pitt County, North Carolina.

THIS PROPERTY WAS GIVEN TO THE
CITY OF GREENVILLE IN HONOR OF
THE ORIGINAL OWNERS:

JACOB WILSON HIGGS
EDWARD BENJAMIN HIGGS
JOSEPH SIDNEY HIGGS

BY THEIR DESCENDANTS
OCTOBER 4, 1994

BOOK 475 PAGE 811

NORTH CAROLINA
PITT COUNTY

THIS DEED, made and entered into on this the 4th. day of October, 1994, by and between Joseph H. Goodson, Administrator CTA of the Estate of Theodore Warrington Skinner, deceased, party of the first part; and The City of Greenville, a North Carolina Municipal corporation, party of the second part; both of Pitt County, North Carolina;

W-I-T-N-E-S-S-E-T-H

THAT WHEREAS, Theodore Warrington Skinner died October 10, 1991, a resident of Pitt County, North Carolina; and whereas, Joseph H. Goodson is the duly qualified and acting Administrator CTA of the Estate of Theodore Warrington Skinner pursuant to the records of his estate on file in File Number 89-E-606 in the office of the Clerk of Superior Court of Pitt County, North Carolina;

AND WHEREAS, the public records tend to show that the property hereinafter described is owned by Gretchen W. Skinner (widow) pursuant to the Will of Sidney H. Skinner on file in the records of the Clerk of Superior Court of Pitt County, pursuant to a deed from J. S. Higga (single) to S. H. Skinner of record in the Pitt County Registry in Book Y29, Page 404;

AND WHEREAS, the possibility exists that Theodore W. Skinner at the time of his death owned an undetermined interest in the property hereinafter described, and the undersigned as Administrator CTA of the Estate of Theodore Warrington Skinner desires to eliminate any cloud of title, if any should exist, and conveys all right, title, and interest of the Estate of Theodore W. Skinner as hereinafter set out;

AND WHEREAS, Theodore Warrington Skinner, in his Last Will and Testament, gave his Executor full power and authority to sell and convey land, and all those powers set forth in North Carolina General Statute 32-27, incorporated by reference pursuant to the provisions of G. S. 32-26; and

PREPARED BY
LAW OFFICES
WILLIAM L. WOOTEN, JR.
GREENVILLE, N. C.

BOOK 475 PAGE 812

whereas, Joseph M. Goodson has qualified as Administrator CIA pursuant to said Will with all powers therein given to the original Executor and has determined that it is in the best interest of the estate of Theodore Warrington Skinner, deceased, that the property hereinafter described be conveyed.

NOW, THEREFORE, the party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has remised and released, and by these presents does hereby remise, release, and forever quitclaim unto the said party of the second part, its successors and assigns, all right, title, claim, and interest of the undersigned in and to the following described real property:

Those two certain adjacent lots situate, lying and being in the City of Greenville, Pitt County, North Carolina, the same being Lots Nos. 6 and 7 in Block 10 of the Higge Bros. Subdivision as shown on map of said subdivision of record in Map Book 2 on Page 180 in the office of the Register of Deeds of Pitt County, and beginning at a point in the north property line of Myrtle Street 300 feet westwardly from the northwest corner of the intersection of Higge Avenue and Myrtle Street, or at the southwest corner of Lot No. 8 in Block 10, and running thence westwardly with the north property line of Myrtle Street to the eastern property line of Line Avenue; thence northwardly with the east property line of Line Avenue to the corner of Lot No. 8 in Block 10; thence southwardly with the line of Lot No. 8 to Myrtle Street at the place of the beginning, said tract of land being triangular in shape lying between and being bounded by Myrtle Avenue, Line Avenue, and Wilson Avenue Extension, being the identical property described in deed from J. S. Higge (single) to S. H. Skinner dated July 2, 1952, of record in Book Y29, Page 404, Pitt County Registry, identified as Pitt County Tax Parcel No. 19999.

TO HAVE AND TO HOLD the real property hereinbefore described, together with all and singular the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple absolute forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, on this the day and year first above written.

 (SEAL)
Joseph M. Goodson, Administrator CIA of
the Estate of Theodore
Warrington Skinner, deceased

PREPARED BY:
LAW OFFICES
WILLIAM L. WOOTEN, JR.
GREENVILLE, N. C.

BOOK 475 PAGE 813

NORTH CAROLINA
PITT COUNTY

Personally appeared before me this day, Joseph H. Goodson, Administrator CTA of the Estate of Theodore Warrington Skinner, deceased, and acknowledged the due execution of the foregoing or annexed Deed for the purposes therein expressed.



Witness my hand and Notarial Seal, this the 4th day of
1993.

Margaret Ladgett
Notary Public

Commission Expires: 1-21-95

NORTH CAROLINA
PITT COUNTY

The foregoing certificate of Margaret Ladgett a Notary Public of the aforesaid County and State, is certified to be correct.

Filed for registration at 4:28 o'clock P M., this
the 22nd day of October, 1993.
November

Annice G. Heller
Register of Deeds of Pitt County, N. C.

PREPARED BY
LAW OFFICES
WILLIAM L. WOOPER, JR.
GREENVILLE, N. C.

BOOK 475 PAGE 843

NORTH CAROLINA

PITT COUNTY

THIS DEED, made and entered into on this the 4th. day of October, 1993, by and between Gretchen W. Skinner (widow), party of the first part; and The City of Greenville, a North Carolina municipal corporation, party of the second part; both of Pitt County, North Carolina;

W-I-T-N-E-S-S-E-T-H

That the party of the first part, for and in consideration of the high regard and esteem she has for the party of the second part, and the sum of ONE (\$1.00) DOLLAR to her in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell, and convey unto the said party of the second part, its successors and assigns, all of her right, title, and interest in and to the following described real property:

Those two certain adjacent lots situate, lying and being in the City of Greenville, Pitt County, North Carolina; the same being Lots Nos. 6 and 7 in Block 10 of the Higgs Bros. Subdivision as shown on map of said subdivision of record in Map Book 2 on Page 180 in the office of the Register of Deeds of Pitt County, and beginning at a point in the north property line of Myrtle Street 300 feet westwardly from the northwest corner of the intersection of Higgs Avenue and Myrtle Street, or at the southwest corner of Lot No. 8 in Block 10, and running thence westwardly with the north property line of Myrtle Street to the eastern property line of Line Avenue; thence northwardly with the east property line of Line Avenue to the corner of Lot NO. 8 in Block 10; thence southwardly with the line of Lot No. 8 to Myrtle Street at the place of the beginning, said tract of land being triangular in shape lying between and being bounded by Myrtle Avenue, Line Avenue, and Wilson Avenue Extension, being the identical property described in deed from J. S. Higgs (single) to S. H. Skinner dated July 2, 1952, of record in Book W29, Page 404, Pitt County Registry, identified as Pitt County Tax Parcel No. K9999.

TO HAVE AND TO HOLD the real property hereinbefore described, together with all and singular the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple absolute forever.

PREPARED BY:
LAW OFFICES
WILLIAM I. WOOTEN, JR.
GREENVILLE, N. C.

BOOK 475 PAGE 844

And the Grantor, for herself, her heirs and assigns, covenants to and with the said party of the second part, its successors and assigns, that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances, except restrictions and assessments of record, if any, and that she does hereby warrant and will forever defend the title to the same against the lawful claims of all other persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, on this the day and year first above written.

Gretchen W. Skinner (SEAL)
Gretchen W. Skinner (widow)

NORTH CAROLINA
PITT COUNTY

Personally appeared before me this day, Gretchen W. Skinner (widow), and acknowledged the due execution of the foregoing or annexed Deed for the purposes therein expressed.



Witness my hand and Notarial Seal, this the 4th day of October, 1993.

Margaret Padgett
Notary Public

My Commission Expires: 1-21-95

NORTH CAROLINA
PITT COUNTY

The foregoing certificate of Margaret Padgett, a Notary Public of the aforesaid County and State, is certified to be correct.

Filed for registration at 4:28 o'clock P.M., this the 22 day of October, 1993.
November

Annie B. Heller
Register of Deeds of Pitt County, N. C.

PREPARED BY
LAW OFFICES
WILLIAM I. WOOTEN, JR.
GREENVILLE, N. C.



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Updated presentation by the North Carolina Department of Transportation on preferred alternatives for project U-2817 Evans Street/Old Tar Road Widening and consideration of recommended project design

Explanation: **Abstract:** NCDOT presented several options on roadway improvements for the Evans Street corridor to the City Council during the February 9, 2017 meeting. City Council reviewed these alternatives and requested that NCDOT evaluate if the roadway widening could be performed without impacting the existing berms north of the Fire Tower Road intersection. NCDOT will provide an updated presentation on the recommended roadway improvements.

Explanation: NCDOT will present the results of their investigation into a previous City Council request, provide an update on their meetings with the various HOAs, explain how utilities will impact the elevation and width of the roadway, and also discuss the recommended alternatives. Project U-2817 is the road widening project of Evans Street/Old Tar Road that has a northern boundary just north of Red Banks Road and ends at Worthington Road. Upon approval of the recommended alternatives, NCDOT will begin designing the roadway improvements that will alleviate vehicle congestion and provide improved pedestrian access in conjunction with their Complete Streets design policy. At the February 9, 2017 meeting of City Council, the Council approved Alternate Designs "C" for the intersection improvements at Evans Street and Greenville Boulevard and Fire Tower and Old Tar Roads.

Fiscal Note: There are no fiscal impacts with this agenda item.

Recommendation: Council consider the request by NCDOT

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Evans Street Resolution](#)

 [Alt C Greenville Blvd](#)

 [Alt C Fire Tower Road](#)

RESOLUTION NO. 019-17
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE EXPRESSING
ITS PREFERENCE FOR DESIGN ALTERNATIVES FOR THE U-2817 (EVANS
STREET/OLD TAR ROAD WIDENING) PROJECT

WHEREAS, the City of Greenville has an interest in the safe and efficient movement of people and goods;

WHEREAS, the North Carolina Department of Transportation (NCDOT) is currently performing preliminary planning for project U-2817 (Evans Street/Old Tar Road widening, from Greenville Boulevard to Worthington Road);

WHEREAS, NCDOT is asking that the City concur with the preferred alternatives among various intersection concepts before they start the detailed construction designs;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does support and endorse a design concept for the U-2817 (Evans Street/Old Tar Road Widening) Project which guarantees no impact to the walls and berms at South Hall, Paramore, and Shamrock Subdivisions and includes NCDOT's preferred alternatives for the following intersections:

- Greenville Boulevard: Alternate C, which is the median U-turn (partial left turns). This alternative relocates the Evans Street south bound left turn movements to the Red Banks /Greenville Boulevard intersection and the north bound left turn movements to a signalized U-turn bulb out just east of Evans Street on Greenville Boulevard.
- Firetower Road: Alternative C which is the Median U-turn design (partial left turns). Left turns in both directions of Fire Tower Road to Old Tar Road/Evans Street at the intersection and would be relocated and be accommodated at signalized U-turn bulb outs located just west and east of the intersection.

This the 9th day of February, 2017.


Allen M. Thomas, Mayor



ATTEST:


Carol L. Barwick, City Clerk

U-2817 PITT COUNTY
 STATE PROJECT 34868.1.1
 F.A. PROJECT ST9-1700(6)
 SR 1700 WIDENING
 (EVANS STREET AND OLD TAR ROAD)

**ALTERNATE C
 GREENVILLE BLVD.
 INTERSECTION**

LEGEND

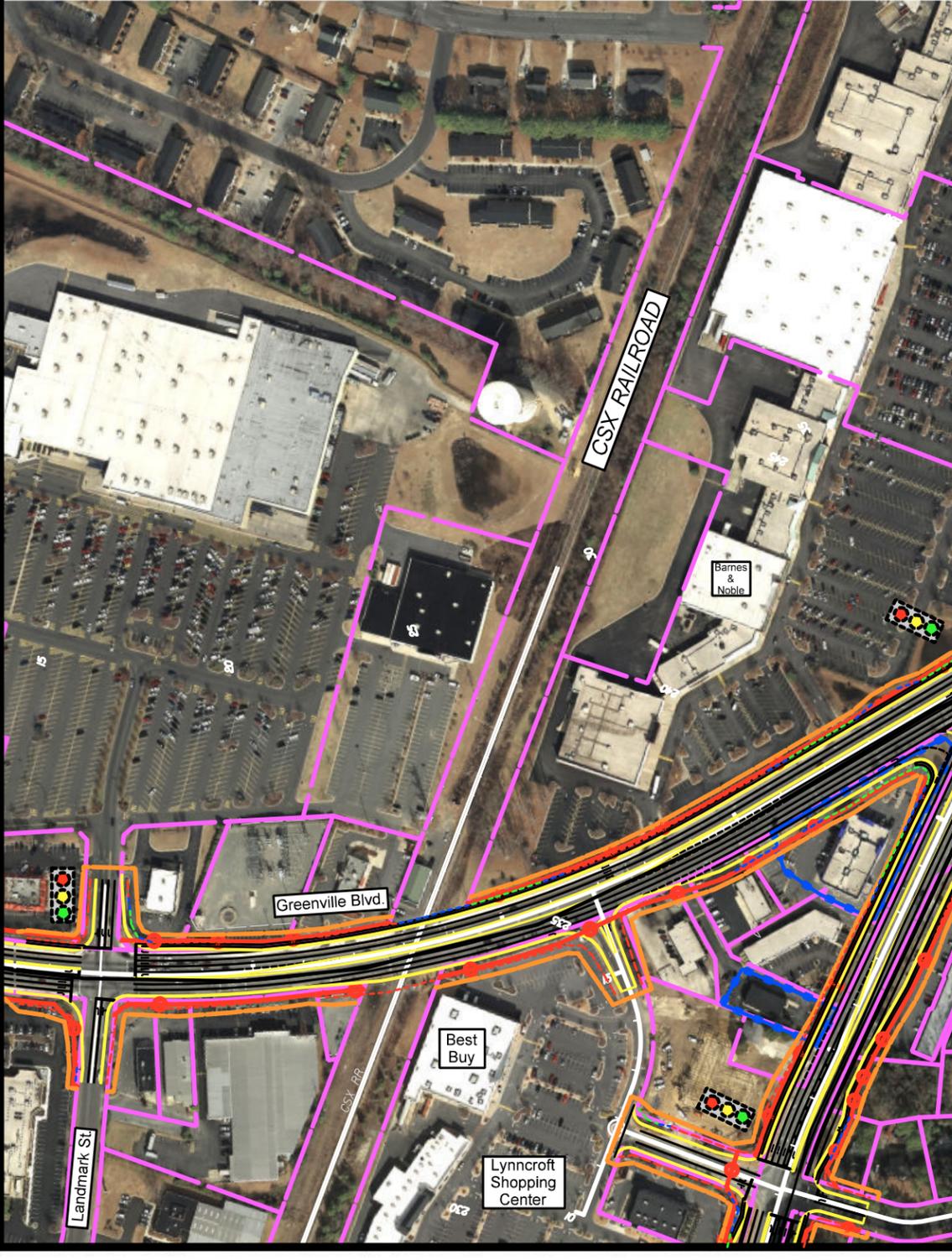
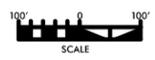
- FILL
- TRANSITION
- CUT
- JURISDICTIONAL STREAM
- HAZARDOUS WASTE
- CONSTRUCTION EASEMENT
- RIGHT-OF-WAY
- STRUCTURES
- EXISTING TRAFFIC SIGNAL
- HISTORIC PROPERTY BOUNDARY

PLANS PREPARED BY:
CALYX
 ENGINEERS - CONSULTANTS
 Formerly Miley Engineers & Consultants
 6750 TRYON ROAD
 CARY, NC 27518
 phone: 919.851.1912
 CALYXengineers.com
 NC License # F-1333



NOTE:
 AERIAL PHOTOGRAPHY DATED FEBRUARY 16, 2011.
 SURVEY AND PROPERTY OWNER INFORMATION CURRENT AS OF MAY 2013.

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION



U-2817 PITT COUNTY
 STATE PROJECT 34868.1.1
 F.A. PROJECT ST9-1700(6)
 SR 1700 WIDENING
 (EVANS STREET AND OLD TAR ROAD)
ALTERNATE C
FIRE TOWER RD. INTERSECTION

LEGEND

- FILL
- TRANSITION
- CUT
- WETLAND BOUNDARY
- JURISDICTIONAL STREAM
- HAZARDOUS WASTE
- PERMANENT UTILITY EASEMENT
- CONSTRUCTION EASEMENT
- RIGHT-OF-WAY
- STRUCTURES
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL

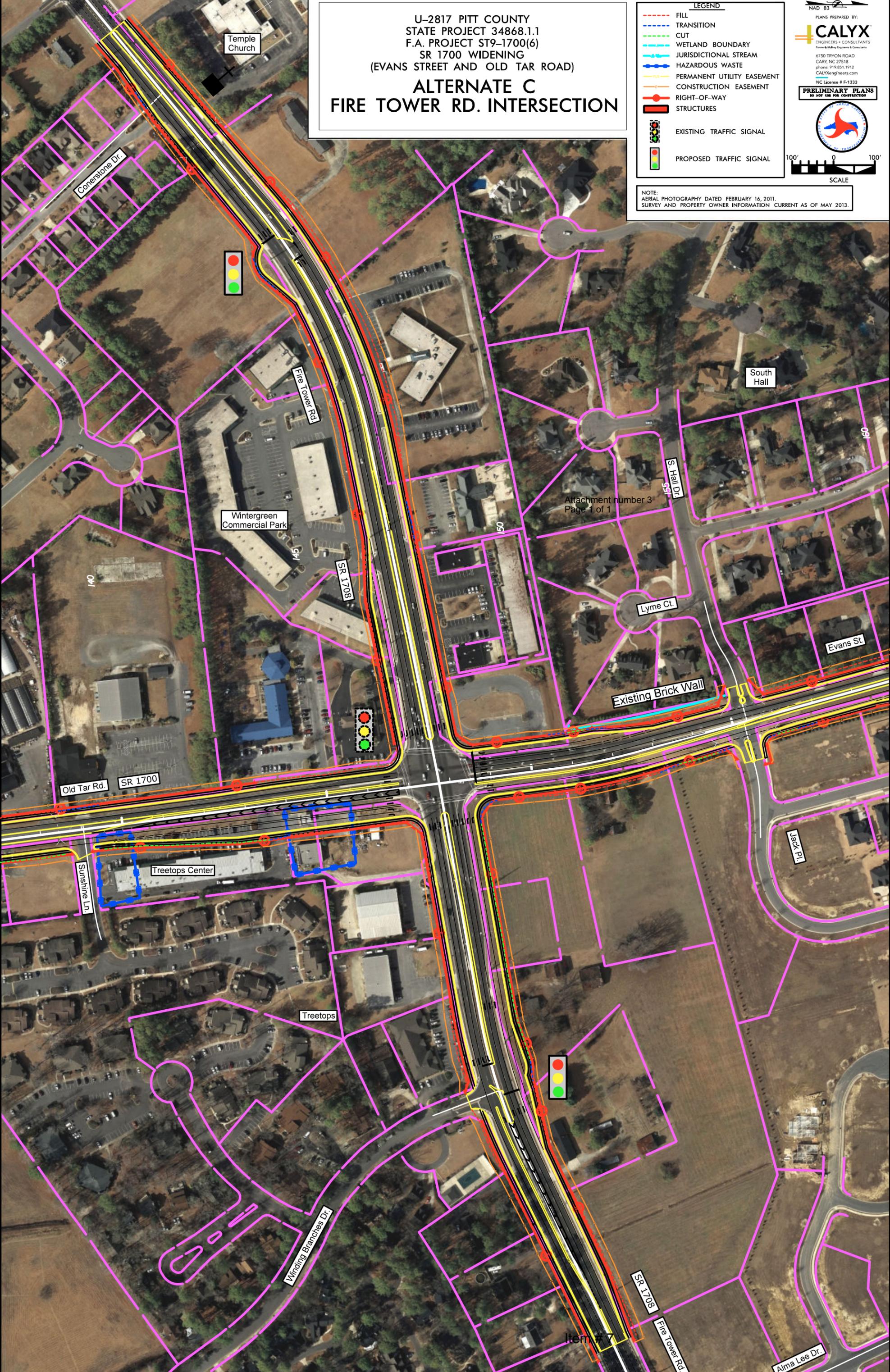
NAD 83
 PLANS PREPARED BY:
CALYX
 ENGINEERS & CONSULTANTS
 Formerly Miley Engineers & Consultants
 6750 TRYON ROAD
 CARY, NC 27518
 phone: 919.851.1912
 CALYXengineers.com
 NC License # F-1333

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION



100' 0 100'
 SCALE

NOTE:
 AERIAL PHOTOGRAPHY DATED FEBRUARY 16, 2011.
 SURVEY AND PROPERTY OWNER INFORMATION CURRENT AS OF MAY 2013.



Attachment number 3
 Page 1 of 1

Item # 7



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Resolution authorizing the conveyance of City-owned property located at 611 Roosevelt Avenue to the KCC Community Development Center

Explanation: **Abstract:** The City owns several properties in the West Greenville Certified Redevelopment Area. KCC Community Development Center, a local non-profit organization, has expressed an interest in acquiring the City-owned property at 611 Roosevelt Avenue, rehabilitating the home, and making it available for purchase to a qualified low- to moderate-income family.

Explanation: This is a request to convey a City-owned property located at 611 Roosevelt Avenue in the West Greenville Certified Redevelopment Area to KCC Community Development Center (KCCDC), a local 501c3 non-profit organization with strong connections to the West Greenville area. The home on the property is structurally sound but in need of rehabilitation in order for it to meet current code requirements and to make it habitable. KCCDC intends to use its own funding and resources to rehabilitate the home and is committed to a long-term partnership with the City of Greenville.

Developing partnerships is a primary objective for the City's Housing Division, as noted in numerous planning studies and its HUD Consolidated Plan. Partnerships such as these allow the City to leverage additional funding dollars, share resources and expertise, and develop programs that will truly benefit the community. Providing affordable homeownership opportunities to low- to moderate-income families in the West Greenville Certified Redevelopment Area has consistently been a top priority for the City of Greenville for some time now. North Carolina General Statute 160A-279 and 157-9 authorizes conveyance of the property to KCCDC for affordable housing purposes.

Fiscal Note: The current tax value of the property is \$30,118.

Recommendation: Adoption of the attached resolution authorizing conveyance of 611 Roosevelt

Avenue, Pitt County parcel number 00675, to the KCC Community Development Center for rehabilitation and eventual purchase by a low-to moderate-income family.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [photo and letter of interest](#)

 [Resolution_Conveyance_Koinonia_1049746](#)

RESOLUTION NO. 017 _____
RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY LOCATED AT
611 ROOSEVELT AVENUE TO KCC COMMUNITY DEVELOPMENT CENTER

WHEREAS, the City of Greenville recognizes the importance of affordable housing for low to moderate income families;

WHEREAS, the City of Greenville is authorized pursuant to North Carolina General Statute 160A-279 to convey property to a non-profit entity for affordable housing purposes as permitted by North Carolina General Statutes 160A-456(b) and 157-9;

WHEREAS, the City Council, during the April 24, 2017, meeting, heard a request to convey the property located at 611 Roosevelt Avenue to KCC Community Development Center for the purpose of rehabilitating an affordable single-family home for low to moderate income families;

WHEREAS, a condition of the conveyance will be that the home must remain affordable for a period of five (5) years and must be rented or sold to a low to moderate income family; and

WHEREAS, North Carolina General Statute 160A-279 authorizes a conveyance of property to KCC Community Development Center for affordable housing purposes as permitted by North Carolina General Statutes 160A-456 (b) and 157-9;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Greenville that it does hereby authorize the conveyance of property consisting of tax parcel #00675 located at 611 Roosevelt Avenue to KCC Community Development Center with the condition that the use of the property is limited to affordable housing for low to moderate-income families.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the said request by KCC Community Development Center to have property located at 611 Roosevelt Avenue be conveyed to them for the consideration of the use of the property which is consistent with the aforementioned conditions and to be accomplished by a deed executed by the Mayor and City Clerk.

This the 24th day of April, 2017.

Allen M. Thomas, Mayor

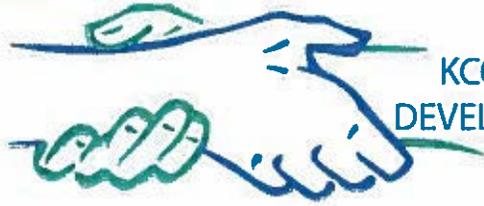
ATTEST:

Carol L. Barwick, City Clerk



Google Earth





**KCC COMMUNITY
DEVELOPMENT CENTER**

Promoting our Forerunners, Preparing our Future

PHYSICAL ADDRESS

1508 SW Greenville Blvd.
Greenville, NC 27834

MAILING ADDRESS

PO Box 31081
Greenville, NC 27833

PHONE & EMAIL

252.751.0806 • Info@kcccdc.org

Monday, March 27, 2017

Ben Griffith, Community Development Director
City of Greenville
201 W. Fifth Street
Greenville, NC 27835

Dear Mr. Griffith:

The Koinonia Christian Center CDC (KCCDC) is committed to community betterment by providing resources to the citizens of Greenville and surrounding Pitt County. During the past 3 years as an independent 501c3, and preconception through its parent organization, Koinonia Christian Center Church, the CDC has provided housing, education, and youth and family development programs and services to elevate the citizens of our community. The success of these endeavors is directly tied to the breadth and connectivity of partnerships established throughout eastern North Carolina.

For continued impact, it is our desire to partner with the City of Greenville to accomplish shared vision. In an effort to contribute to the Redevelopment Area, the KCCDC is interested in rehabilitating the property located at 611 Roosevelt Avenue for purposes of neighborhood revitalization. The donation of this property would result in a contribution to the affordable housing stock for a low-moderate-income family. With the church having been formerly located in West Greenville at Hudson and Ward, we welcome the opportunity to reestablish a consistent presence in the neighborhood.

It is our hope that the City will support our commitment to providing housing and services to deserving families by donating the aforementioned property for rehabilitation. The KCCDC possesses both the capacity and passion for community necessary to make this a successful partnership. We look forward to building upon the wonderful opportunities that exist in such a character-rich community. Thank you for considering this opportunity for partnership and we look forward to continued discussion.



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Update on the Coastal Plain Baseball League Potential Expansion into the Greenville Area

Explanation: **Abstract:** City Council will be provided an update on discussions on future steps to establish a Coastal Plain Baseball League in Greenville.

Explanation: At the January 12, 2017 meeting of City Council, the Council received a presentation from Justin Sellers of the Coastal Plain League on the possibility of locating a summer College Wood Bat Baseball Team in the Greenville area. The City Council also discussed the potential for a team in Greenville at the January 28, 2017 City Council Planning session. City Council instructed staff to meet with representatives of the Coastal Plain League and the local Babe Ruth League to discuss the feasibility of establishing a team in the Greenville area. Prior to the meetings, representatives of the Coastal Plain League visited area stadiums on November 9, 2016.

City staff met with Justin Sellers and Ronald Vincent on February 16, 2017 to discuss the potential for a team in Greenville. Discussions included benefits to the community and scheduling when and where games would be played if a Coastal Plain League team was established in the Greenville area. The use of Guy Smith stadium was discussed extensively and the future requirements and needs of the Greenville Babe Ruth program and the Coastal Plain League. The Coastal Plain League views Greenville as a strong market for baseball. As such, they have been in discussions with Pitt Community College and East Carolina University about their baseball facilities for the initial start-up location.

To establish or expand a team into a new area, it costs between \$500,000 and \$1 million for the team's owner. They would need a field that could seat 1,200-1500 persons. The preferred scenario for Coastal Plain in the Greenville market would be to first establish the team in an existing facility and have a commitment by the City and/or community to build a new facility for the team within a 5-year period.

For Greenville Babe Ruth, Guy Smith Stadium is their facility of choice and

even though they see benefits of the league, the use of the facility for both leagues is problematic, creating issues with scheduling conflicts for both their practices and games.

Mr. Sellers was clear that the Coastal Plain League wants to work with the community and avoid creating hardships on existing programs. He also advised preliminary cost estimates for needed modifications to accommodate the Coastal Plain League at Guy Smith Stadium are conservatively estimated at over \$1 million.

The Coastal Plain League is continuing its discussions with Pitt Community College, but in order to make a decision on the Greenville market, they want to know if there is a commitment for a new facility within 5 years of establishing a team. This could be in a multi-field complex that was established as a goal of City Council or a stand-alone complex.

Staff also understands that there have been discussions with East Carolina University for use of the field for the Coastal Plain League. At this time, there has been no indication that this appears to be a viable option for the league.

Options:

1. City Council established the Coastal Plain Baseball League as a long-term "Big Idea" project in the 2017 Goals report. Development of a Sports Destination facility to establish a Triangle Field Complex for baseball and softball was also identified as a "Big Idea" project. The complex might include a field for the Coastal Plain League. It is important to note that the "Big Idea" concepts are identified as long-term projects that will take place in 5 years or more. Funding has yet to be identified for these projects. If City Council selects this as the preferred option, the next steps would be to determine the feasibility of a project including identification of land for the complex, development of schematic designs and development of financing program and a debt schedule.
2. City Council could also consider whether to improve the Guy Smith Stadium as the home of an expansion league team; however, based upon the sentiments of the Greenville area Little League and Babe Ruth baseball, and the Coastal Plain League, this does not appear to be a viable option.
3. Take no action on this item

Fiscal Note: No costs determined at this time

Recommendation: City Council to provide direction to staff.

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City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Update on the Sister Cities initiative and consideration of a memorandum of understanding

Explanation: The City Council will receive a report on the steps that have been taken by the City to establish the Sister Cities Association of Greenville, NC and consider a Memorandum of Understanding for Friendly Exchange and Cooperation with Yeonsu-gu, Incheon of South Korea.

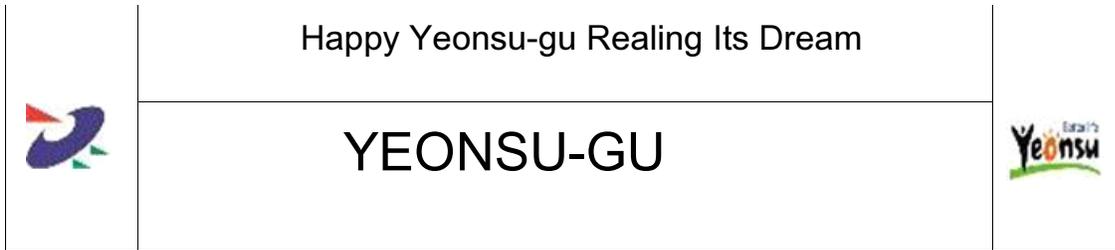
Fiscal Note: To date, the City has paid \$765 to join Sister Cities International as well as a fee of \$60 submitted to the State along with the articles of incorporation for the Sister Cities Association of Greenville, NC. No funds were allocated in the City budget for the Sister Cities initiative and associated expenses.

Recommendation: Staff recommends that the City Council move forward with a Memorandum of Understanding for Friendly Exchange and Cooperation with Yeonsu-gu.

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Attachments / click to download

- [Articles of Incorporation](#)
- [Yeonsu_gu_MOU_Proposal_1049815](#)
- [Yeonsu_gu_Letter_3.6.17_1049814](#)



115 WONINJAE-RO, YEONSU-GU INCHEON, 406-723, KOREA

PHONE 032)749-7084 z FAX 032)749-7079 z INTERNET: <http://www.yeonsu.go.kr>

March 6th, 2017

Dear Mayor ALLEN M. THOMAS

It was a great pleasure to receive your letter of March 2nd, 2017.

We would like to extend our deepest gratitude for the everlasting interest and affection you have been showing to Yeonsu-gu.

We are expecting that the MOU for establishing friendly exchange relationship with Yeonsu-gu will soon obtain approval from the city council.

We also hope to have a signing ceremony of MOU in May in your city, which will be the first step of the friendly exchange between the two cities, after the approval of the city council has been decided in April.

We will welcome the delegation of Greenville anytime of the year, but your visit would be more meaningful if you could visit us in September 2017 during Neungheodae Culture Festival, the representative festival of Yeonsu-gu, Neungheodae Culture Festival.

We hope the signing of MOU for establishing friendly exchange relationship between the two cities will allow practical exchanges in various fields, such as youth education, culture, economy, etc. to be soon realized.

We would like to ask for your opinion on our future plan for establishing MOU between the two cities. Lastly, we wish your family health and happiness, and prosperity of your city.

Yours Sincerely,

Manager in charge of International Relations, Yeonsu-gu Office

Articles of Incorporation for Sister Cities Association of Greenville, NC, Inc.

The undersigned, being of age of eighteen years or more, do hereby make and acknowledge these Article of Incorporation for the purpose of forming a nonprofit corporation under and by virtue of the provisions of the North Carolina Nonprofit Corporation Act, Chapter 55A of the General Statutes of North Carolina, and the several amendments thereto.

1. The name of the corporation is Sister Cities Association of Greenville, NC, Inc.
2. The period of duration of the corporation is perpetual.
3. The corporation is a charitable or religious corporation as defined in North Carolina General Statute § 55A-1-40(4). The corporation is organized for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).
4. The corporation shall have all of the general powers available to nonprofit corporations organized pursuant to Chapter 55A of the North Carolina General Statutes, except as limited by these Articles. Without limiting the foregoing, the corporation shall have power:
 - a. To sue and be sued, complain and defend, in its corporate name;
 - b. To have a corporate seal which may be altered at will, and to use it or a facsimile of it, by impressing or affixing it or in any other manner reproducing it;
 - c. To make and amend bylaws not inconsistent with these Articles or with the laws of this State, for regulating and managing the affairs of the corporation;
 - d. To elect or appoint directors, officers and agents of the corporation, and define their duties and fix their compensation;
 - e. To purchase, receive, lease, or otherwise acquire, and own, hold, improve, use, and otherwise deal with, real or personal property, or any legal or equitable interest in property, wherever located;
 - f. To sell, convey, mortgage, pledge, lease, exchange and otherwise dispose of all or any part of its property; and
 - g. To do all things necessary or convenient, not inconsistent with law, to further the activities and affairs of the corporation.
5. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of purposes set

forth in these Articles of Incorporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including the publishing and distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the United States Internal Revenue Code of 1986 (or corresponding provisions of any future United States Internal Revenue Law), or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the United States Internal Revenue Code of 1986 (or corresponding provisions of any future United States Internal Revenue Law).

6. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for religious, charitable, educational, scientific or literary purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the United States Internal Revenue Code of 1986 (or corresponding provisions of any future United States Internal Revenue Law) as the Board of Directors shall determine, or to federal, state, or local governments to be used exclusively for public purposes. Any such assets not so disposed of shall be disposed of by the Superior Court of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organizations, as such court shall determine, which are organized and operated exclusively for such purposes.
7. The directors of the corporation shall be appointed in the manner and for the terms provided by the bylaws.
8. The number of directors constituting the initial board of directors shall be two (2) members; and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Kenneth Brock Letchworth	200 West Fifth Street, Greenville, NC 27858
Byung Seok Lee	120 East Fire Tower Road, Winterville, NC 28590

This initial board of directors shall serve until such time as a board of directors shall be appointed pursuant to the bylaws.

9. The corporation shall have no members.
10. The corporation is to have no capital stock.
11. The street address of the initial registered office of the corporation is 200 West Fifth Street, Greenville, North Carolina, 27858, and the mailing address of the initial registered office of the corporation is P.O. Box 7207, Greenville, North Carolina, 27835. The initial registered office is located in Pitt County. The name of the initial registered agent at such address is Kenneth Brock Letchworth, who is a resident of North Carolina.

12. The street address of the principal office of the corporation is 200 West Fifth Street, Greenville, North Carolina, 27858 and the mailing address of the principal office of the corporation is P.O. Box 7207, Greenville, North Carolina, 27835. The principal office is located in Pitt County.

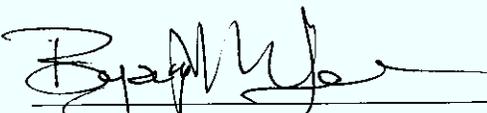
13. The name and address of the incorporators are:

Kenneth Brock Letchworth	200 West Fifth Street, Greenville, NC 27858
Byung Seok Lee	120 East Fire Tower Road, Winterville, NC 28590

IN WITNESS WHEREOF, we have hereunto set my hand this 28 day of March, 2017.



 Kenneth Brock Letchworth, Incorporator

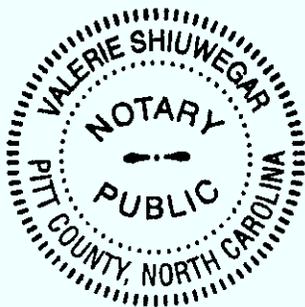


 Byung Seok Lee, Incorporator

STATE OF NORTH CAROLINA
PITT COUNTY

I, Valerie Shiuwegar, Notary Public for said County and State, certify that, Kenneth Brock Letchworth, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 28th day of March, 2017.



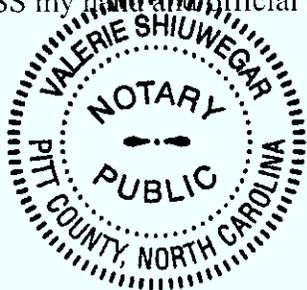
Valerie Shiuwegar
 Notary Public
Valerie Shiuwegar
 Printed Name

Aug. 1, 2020
My Commission Expires:

STATE OF NORTH CAROLINA
PITT COUNTY

I, Valerie Shiuwegar, Notary Public for said County and State, certify that, Byung Seok Lee, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 28th day of March, 2017.



Valerie Shiuwegar
Notary Public
Valerie Shiuwegar
Printed Name

My Commission Expires: Aug. 1, 2020



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Discussion on Car Accident Clean-Up Maintenance Procedures

Explanation: Council Member McLean Godley requested an item be added to the agenda to discuss car accident clean-up maintenance procedures.

Fiscal Note: No direct cost to discuss the issue.

Recommendation: Discuss the issue as requested by Council Member Godley.

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City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Discussion of waiving parking fines in the University Neighborhood during graduation ceremonies

Explanation: Council Member McLean Godley requested that an item be added to the agenda to discuss waiving parking fines in the University Neighborhood during graduation ceremonies.

Fiscal Note: No direct cost to discuss the issue.

Recommendation: Discuss the issue as requested by Council Member Godley.

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City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Discussion of resolution for naming the 10th Street Connector in honor of Dr. Leo W. Jenkins and naming the new 10th Street Connector Bridge in honor of Dr. Andrew A. Best

Explanation: Council Members McLean Godley and Rose Glover requested that an item be added to the City Council agenda to discuss a resolution for naming the 10th Street Connector after Dr. Leo Jenkins and naming the new 10th Street Connector Bridge after Dr. Andrew Best. A draft resolution is provided for City Council's consideration.

Fiscal Note: There is no direct cost to the City.

Recommendation: Discuss and consider the resolution for naming the 10th Street Connector in honor of Dr. Leo W. Jenkins and naming the new 10th Street Connector Bridge in honor of Dr. Andrew A. Best.

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[Resolution for Naming 10th Street Connector and Bridge 1049528](#)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE IN SUPPORT OF
NAMING THE 10TH STREET CONNECTOR IN HONOR OF DR. LEO W. JENKINS
AND THE 10TH STREET CONNECTOR BRIDGE IN HONOR OF DR. ANDREW A. BEST
AND AUTHORIZING THE SUBMITTAL OF APPLICATIONS
WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

WHEREAS, Dr. Leo W. Jenkins and Dr. Andrew A. Best were both pioneering figures in shaping North Carolina higher education during the 20th century.

WHEREAS, against heavy odds, Dr. Jenkins and Dr. Best took crucial strides towards opening a thriving medical school at East Carolina University. This transformed Greenville into a medical research center while also securing top medical services for a largely rural part of the state.

WHEREAS, Dr. Jenkins and Dr. Best were both crusaders in opening doors to young people from underprivileged backgrounds who would have been shut out of college a few years earlier. Dr. Jenkins and Dr. Best were both early, strong supporters of equal access to people of all races, a position that was not popular with many of their contemporaries at the time.

WHEREAS, as a result of their tireless efforts in the areas of education, medicine, and economic development, Greenville emerged as the academic, medical and economic hub of Eastern North Carolina. It is fitting that a major transportation corridor and the crucial components of a major transportation corridor bear the names of Dr. Leo W. Jenkins and Dr. Andrew A. Best.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby express its support for naming the 10th Street Connector in honor of Dr. Leo W. Jenkins and naming the newly constructed 10th Street Connector Bridge in honor of Dr. Andrew A. Best to recognize the many contributions that each individual has made to East Carolina University, the City of Greenville, and Eastern North Carolina.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that it does hereby authorize the submittal by the City of Greenville of Road and Bridge Naming Applications with the North Carolina Department of Transportation consistent with this resolution as soon as such applications are eligible to be submitted in accordance with North Carolina Department of Transportation policy.

This 24th day of April, 2017.

Allen M. Thomas, Mayor

Attest:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 4/24/2017
Time: 6:30 PM

Title of Item: Discussion of the Greenville Bicycle and Pedestrian Commission's Resolution on a Policy to Support Bike Lanes and Sidewalks for Current and Future Road Projects

Explanation: The Greenville Bicycle and Pedestrian Commission approved a resolution at their April 5, 2017 meeting to support bike lanes and sidewalks for current and future road projects. Council Member Calvin Mercer requested that a discussion of this resolution be added to the City Council agenda.

Fiscal Note: No direct cost to discuss the issue.

Recommendation: Discuss the Bicycle and Pedestrian Commission's Resolution on a Policy to Support Bike Lanes and Sidewalks for Current and Future Road Projects

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[Memo to City Manager BAPC Resolution for Evans Street bike lane_1049508](#)

[BAPC Evans OldTar Resolution_1049566](#)



Find yourself in good company

Memorandum

To: Barbara Lipscomb, City Manager
Carol L. Barwick, City Clerk

From: Lynn Raynor, PE, Staff Liaison to Bicycle and Pedestrian Commission

Date: April 11, 2017

Subject: Evans Street/Old Tar Road Widening Resolution

At its April 5, 2017 meeting, the Greenville Bicycle and Pedestrian Commission passed a resolution urging City Council to support bicycle facilities on a number of planned NCDOT improvements to roadways in the City of Greenville, including the widening of Evans Street and Old Tar Road. A copy of the resolution is attached. The resolution is being provided to you in accordance with the provision on recommendations to City Council contained in the Board and Commission Policy.

Resolution on a Policy to Support Bike Lanes and Sidewalks for Current and Future Road Projects
Greenville Bicycle and Pedestrian Commission
Passed April 5, 2017

Whereas, there are plans to re-engineer and widen streets in the Greenville area, including Evans Street and Old Tar Road¹,

Whereas, Evans Street, Old Tar Road, Fire Tower Road, Allen Road, and Portertown Road have been selected by the North Carolina Department of Transportation (NCDOT) to be modified with bike lanes, sidewalks and car lanes,

Whereas, the 10th Street Connector is currently being modified as a complete street corridor with infrastructure to include sidewalks, bike lanes and car lanes,

Whereas, the NCDOT engineers have presented their plans for Evans Street before City Council,

Whereas, Greenville, NC is an inclusive community for all citizens, assigned with the responsibility of equal travel safety for all, be they pedestrian, bike rider or car driver,

Whereas, based on data from the study entitled *Dangerous by Design*, minority and elderly pedestrians and bike riders have more accidents when roadways are not designed to include them²,

Whereas, the previous engineering standards and principles used in Greenville's street designs have not resulted in an adequate standard of safety or utility for the people of this city.

Be it resolved that,

The Greenville Bicycle and Pedestrian Commission calls on the Greenville City Council to pass a resolution adopting the NCDOT plans for Evans Street and Old Tar Road, which is a complete street comprised of an active transportation infrastructure of roadways, and continuous sidewalks and bike lanes, to apply this resolution to any and all future projects within the Greenville city limits and Greenville's extraterritorial jurisdiction, and to provide the people of Greenville, NC with fewer accidents, more options for transportation, and safer travel for all.

¹ <https://www.ncdot.gov/projects/EvansStreetWidening/>

² <https://smartgrowthamerica.org/dangerous-by-design/>