NOTICE

The public will take notice that the Redevelopment Commission, Peter Varney, Interim City Manager of the City of Rocky Mount has received an offer to enter into a Right to Purchase and Build Affordable Housing Agreement and proposes to accept sealed bids for the purchase of the following properties:

603 Cokey Road

825-831 Clark Street

310 Pennsylvania Avenue

215 North Harris Street

Sealed bids may be submitted to the office of the Purchasing Manager at 331 South Franklin Street or P.O. Box 1180, Rocky Mount, NC 27802, to be opened at this location on Monday, April 18, 2022, at 2:00 p.m. No bids shall be accepted unless upon time of filing it is accompanied by a bid deposit of cash, cashier, or certified check for five percent (5%) of the bid amount. The minimum acceptable bid shall be no less than $2,675.00.

The City of Rocky Mount reserves the right to reject any and all bids.

Publish: April 8, 2022

PUBLIC NOTICE

CITY OF ROCKY MOUNT

NOTICE OF OFFER

TO PURCHASE CITY-OWNED

REAL ESTATE

BY UPSET BID PROCESS

Please take notice that the Redevelopment Commission for the City of Rocky Mount has received an offer to enter into a Right to Purchase and Build Affordable Housing Agreement with Johnny Griffith under the terms of which Johnny Griffith will build homes on vacant lots at 603 Cokey Road, 825 and 831 Clark Street, 310 Pennsylvania Avenue, and 215 North Harris Street for occupancy by tenants or owners whose household income does not exceed 80% of the area median household income for Johnny Griffith offers to pay the Redevelopment Commission $500 for each lot once a Certificate of Occupancy has been issued for each lot (825 and 831 Clark Street may be recombined into one lot).

The property is described as follows:

603 Cokey Road

Know as 603 Cokey Road, Rocky Mount, Edgecombe County, North Carolina, and being more particularly described as follows:

Being Lots 1-A and 1-B of Wells and Burnette Property, as shown on map in Map Book 1, Page 160, Edgecombe County Registry, and to which reference is hereby made for a more particular description. Being the same property conveyed to South Eastern North Carolina Community Development Corporation by Trustee's Deed recorded in Book 1552, Page 886, Edgecombe County Registry.

825-831 Clark Street

Known as 825/831 Clark Street, Rocky Mount, Edgecombe County, North Carolina, and being more particularly described as follows:

Being all of Lot 8 and 9, Block H, as shown on plat of property of North Carolina Land & Improvement Company recorded in Book 192, Page 112, Edgecombe County Registry. Being the same property conveyed to South Eastern North Carolina Community Development Corporation by Trustee's Deed recorded in Book 1553, Page 570, Edgecombe County Registry.

310 Pennsylvania Avenue

Known as 310 Pennsylvania Avenue, Rocky Mount, Edgecombe County, North Carolina, and being more particularly described as follows:

Situated on the west side of Pennsylvania Avenue and fronting said avenue 60 feet and running back 150 feet to the line of John H. Sessoms' Lot, the south line being 120 feet from Goldleaf Street, the said premises being Lot No. 48, of Block B in the survey of the "Real Estate of John H. Logan, Trustee", which survey is recorded in Book 75, Page 570 and 571, Edgecombe County Registry. Being the same property conveyed to South Eastern North Carolina Community Development Corporation by Trustee's Deed recorded in Book 1552, Page 884, Edgecombe County Registry.

215 North Harris Street

Known as 215 North Harris Street, Rocky Mount, Nash County, North Carolina and being more particularly described as followed:

Beginning at a stake in the east line of Harris Street 150 feet south of Thomas Street; thence SOUTH 21 15' WEST 50 feet to a stake; thence SOUTH 68 45' EAST 150 to a stake; thence NORTH 21 15' EAST 50 feet to a stake; thence NORTH 68 45' WEST 150 feet to the beginning. Being the same property conveyed to Mohammad E. Karim and his wife, Noor J. Karim by Special Warranty Deed dated August 21, 2000, and recorded August 25, 2000, in Book 1737, Page 841, Nash County Registry.

Any person wishing to upset the offer from Johnny Griffith must submit a sealed bid with their offer to the Office of the Purchasing Manager of the Finance Department in City Hall by 2:00 p.m. on April 18, 2022, at 331 S. Franklin Street, Rocky Mount, NC 27803. At that time, the Purchasing Manager of the Finance Department will open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer. A qualifying higher bid must be accompanied by a deposit in the amount of five (5%) of the bid; the deposit may be in cash, cashier's check, or certified check. The City will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a higher qualifying bid is received. The Redevelopment Commission must approve the higher upset bid before the sale is closed.

A qualifying higher bid is one that raises the existing offer to an amount not less than $2,675.00 together with an agreement to build new homes of at least 1,200 square feet on each lot (825 and 831 Clark Street may be recombined into one lot) so that each house receives a Certificate of Occupancy within twenty-four (24) months of the date of the Agreement and can be used as affordable housing. A copy of the Agreement that must be executed shall be available at the Office of the Purchasing Manager of the Finance Department.

The Agreement which must be executed by the final high bidder requires that the homes be occupied for at least ten (10) years by households with an annual income of which adjusted for family size is not more than 80% of the Rocky Mount area median income ("Eligible Households"). This requirement is to be secured by a Deed of Trust on each lot. The failure of any of the houses to be occupied for at least ten (10) years by an Eligible Household shall

constitute an event of default under the Affordable Housing Agreement and shall cause the note for that house to become due and payable.

Each house that is built on the properties must receive a Certificate of Occupancy before the property is conveyed. The property will be conveyed by a limited warranty deed containing restrictive covenants requiring that the houses located on the property be occupied by Eligible Households for at least ten (10) years. The buyer must pay cash or certified funds at closing.

The Redevelopment Commission reserves the right to withdraw the property from the upset bid process at any time and the right to reject at any time all bids.

Further information may be obtained at the Purchasing Office during regular business hours.

BY ORDER OF THE Redevelopment Commission Peter Varney, Interim City Manager

Chynice Chapman, Purchasing Manager