



**Town of Beaufort, NC**

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**Board of Commissioners  
Regular Meeting  
6:00 PM Monday, July 10, 2023  
Train Depot, 614 Broad Street  
Beaufort, NC 28516**

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**Call to Order/Pledge of Allegiance**

Mayor Harker called the meeting to order at 6:00 p.m. and invited all to join in reciting the Pledge of Allegiance.

**Roll Call**

Elizabeth Lewis, Town Clerk, called the roll.

**PRESENT:**

Mayor Harker  
Mayor Pro Tem Hagle  
Commissioner Oliver  
Commissioner Cooper  
Commissioner Terwilliger  
Commissioner Hollinshed

**Agenda Approval**

Commissioner Hagle made a motion to approve the agenda.

The motion carried unanimously.

**Public Comment**

**Eric Lindstrom: 125 Ann Street (Beaufort, NC 28516)**

Thank you for the opportunity to address the Town commission. I understand, this is not a public hearing on the disposition of the easement at the end of Ann Street. This evening, however, I would like to talk about the process. When restoring our 1400 square foot Piver House, I was required to submit precise plans with exactly what I was doing... Appearing at three different quasi judicial reviews, each advertise for 30 days and open to the public comment, and for review of a total of 12 weeks just to maintain the original footprint of my home and to add a four foot stoop to the rear of it. Don't get me wrong, I am not complaining about the Town's board's or processes; I respect them. What I don't understand is why a similar, deliberate and public process isn't being followed for something that will substantially change our Town forever. By comparison, Beaufort Resorts has requested that the Town commission relinquish public access land and riparian rights to the west end of Ann Street forever, and

asked you to do this in two weeks, without a formal public hearing or comment period. Beaufort Resorts submitted a misleading and frankly offensive appraisal trying to establish a low baseline value, which makes their latest offer seem reasonable, but they are still using 1986 dollars. This is an affront to the rest of us who have played by the rules and processes of our Town. Beaufort Resorts received permission to demolish the Beaufort Inn and say they are going to build three houses. But there has also been talk of condos, boat slips, and now even the mention to keep the hotel. We actually had no idea what they may build, particularly if they flip the property to another developer. What they have not been able to show, is any public benefit to the Town of Beaufort, which was the reason the original agreement was provided. Bottom line, Beaufort Resorts wants the Town Commissioners to write a blank check. The fact that they want us, the taxpayers, to protect them from future claims against the easement only proves the point, they know they have no defensible claim to this land, unless you give it to them. Please let this easement expire with the closing of the hotel. Send a message to Beaufort Resorts to stop these fast and frivolous attempts to grab public land when no one else has been given the opportunity, and no public alternatives are even discussed. Let us establish a reasonable schedule and public process, not driven by outside interest and attorneys. Let us start as a community and neighbors, talking about what the end of Ann Street could be for all of Beaufort, and in the fear of what might happen in the quick hands of this developer. Thank you.

**Debra Parks: 101 Ann Street (Beaufort, NC 28516)**

Good evening, my name is Debra Parks and I am the Manager at Beaufort Inn. I do stay on the property, which is at 101 Ann Street. I just wanted to come up here and tell you what I have seen since I have been at the Beaufort Inn, since 2014. In regards to the public access, there have been cars that come up and they sit and look out at the water. They may sit out on the benches, or some have even gone out onto the docks; this is not where it is overrun with people. My understanding, the people that own the Inn now, Beaufort Resorts, and the Saieed's plan to keep that the same and nothing would change. We do maintain the lawn and we do provide the benches that people can come out and sit and enjoy the sunsets or the water. I just wanted to provide what I have seen since 2014. Thank you for your time.

**Gene Ostrow: 106 Ann Street (Beaufort, NC 28516)**

I am directly across from the Beaufort Inn. My property sits on the parking lot that is the subject of the easement map. I have read the proposed amendment that was attached to the Board packet, and I must say I believe that it is really an optimal outcome for the residents of the Ann Street neighborhood, for Gallants Landing, and for all of West Beaufort. I think in the end, it benefits, particularly the folks in those neighborhoods, but it does not do it to the detriment of the rest of the residents of Beaufort. I think that, first and foremost to me, there's been a lot of noise and rumors around this whole process. I read that easement, and certainly the issues with respect to access to the waterfront have been addressed. Anybody and everybody that wants to get to that waterfront to enjoy their cocktail, or watch the sunset, is still going to be able to do that; the status quo has been essentially maintained. I respect the comments of Eric. I am not an expert in real estate values and whatnot, or whether what is been offered is fair or not, but I think that could be figured out. I own several boat slips and a house and you know, it may not be right, but it does not appear to be that far off. But if it is, you know, the Town is capable of getting a fair value and having a negotiation with the developer. To me, the biggest issue, and I haven't heard a lot of people talking about it, is the opportunity to convert a very large piece of commercially zoned real estate that sits in the middle of a residential neighborhood in the historic district converted from a commercial use to a residential use. This is a generational opportunity. I mean, that zoning is a vestige of the history of the Town, and what used to run down Ann Street. The fish processing plant that used to be next to it, that would never be zoned commercial today. I'll leave it at that, seizing that opportunity to get that land converted, I think is something that we all ought to be focused on.

**Daphne Littiken: 102 Stanton Road (Beaufort, NC 28516)**

I sent this email to you people, so you already know what I am going to say. I'm Daphne Littiken, full-time, Beaufort resident for 20 years. My request is short and simple. Keep Ann Street public right away

at the west end of Ann Street public. We all know, no one is making any more land, especially with a waterfront. I am sure you are aware that a lot of full-time Beaufort residents feel that the Town officials have less and less regard for the non-wealthy folks; we all know money talks. I beg of you to remember the word altruism, unselfish regard for our devotion to the welfare of others...and you guys do that. If you pass this request, it may be one of the worst travesties you will have enacted during your tenure as Commissioner. Thank you for your time and service to Beaufort, and to all of its public.

**Edna Davis Johnson: 1329 Keeter Court (Morehead City, NC 28557)**

Good evening. I'm brief and short, I just want to acknowledge the improvement to the Ocean View Cemetery. The removal of the trees are an excellent improvement and I look forward to additional improvements in the future.

**Robert Harper: 1020 Broad Street (Beaufort, NC 28516)**

Number one, you are under no obligation whatsoever to do anything at this point. The previous easement will terminate, then Beaufort will again have control of its own land and the riparian rights at the end of Ann Street. Any easement or encumbrance that you grant at this point, either the one submitted or some other from future conversation, will lead to endless conflict and litigation with these developers. Their pockets are a lot deeper than ours are. This is not about parking or a grassy knoll. It is about water access, and the docks that are there, and especially the potential to build more docks. At the current market rate, this dockage is worth between one and two million dollars. To offer \$300,000 is an insult. But if you accept it, then you were outmaneuvered by a shrewd businessman and Beaufort will once again had been pillaged. If you pass this, you have a precedent that any adjacent landowner, and perhaps anyone, could ask for the exact same thing and own an easement at any of our streets that terminate in the water; then they could build their own private docks. This would also bring into question the property at the end of the streets, which have already been built upon, and all the quick claim deeds that allowed such; I am not sure you want to open that can of worms. A precedent where the land was once belonged to Beaufort was given away to development is not a good precedent to be obligated to repeat. There is however, a precedent to maintain Beaufort's Waterfront property. Several years ago, an adjacent landowner wanted Topsail Park for his own exclusive personal use. The Town council at that time wisely denied that request, in no uncertain terms, no meant no. This is the precedent I wish you would follow, which is we are not selling nor encumbering pieces of Beaufort to anyone for any amount of money. Nor are we surrendering our riparian rights, nor public access to the water by any means; no means no. No easements, no giveaways, it is a public land and water. Thank you for your no vote. Also, I saw no where in the agreement who pays the taxes on the proposal, which would be kind of interesting.

**Heather Walker: 504 Campen Road (Beaufort, NC 28516)**

I just wanted to talk about a couple of things tonight, about the the need in our community for some sort of public rec center, or gathering meeting place. Some kids in our new neighborhood had some really good ideas about just a very plain, blank, empty building, with moveable walls that they could go in and graffiti the walls as kind of a hobby and decoration. I also wanted to talk about the west end of Ann Street. I would like for it to be public access all the time, and I think that the people asking for the amendment to the easement agreement should be given the same rights that we are giving given as the public. If they are going to get access to have private docks and things built, then we would probably all like that as well. That's all, thank you.

**Robbie Parker: Attorney Representing the Beaufort Inn**

I am the attorney for the owners of the Beaufort Inn. I just want to briefly outline a few things. This is a request for a modification to an existing easement agreement. The terms related to this modification result in no change to the area subject to the agreement, so there has been no change to the area. There is no change in the terms related to our use of the area with respect to access operation maintenance. The rights for the public to use the parking and lawn area are reserved. We took that comment from the work session, and it is back in there, as we understand those concerns. The Town

still has rights to terminate in the event the property is no longer used as an Inn, or now we have added as a residential use. The payment that we are making is in lieu of their annual payments. Right now, we make annual payments in connection with it, based on the appraise fee simple value of the parking lot...even though this is an easement. To be clear, the goal here is for us to maintain the same property rights which had been afforded to the owner of the Inn property for the last 40 years, while also affording the Town and the public the right to its continued use of the area, subject to the terms of the agreement. The modification request recognizes the following, number one is the unique nature of the Inn, and so we would like the option to continue to use it as an Inn. It is, as was noted, the only commercial use in the area. The existing by right uses that we could develop include a number of items that I suspect most folks in here would never want to see at the end of that road, including car washes, dry Boat Storage, convenience stores, bars, restaurants; to be clear, that is not our goal. The changing nature of the property in this area over time, namely, as I noted, there's no other substantial commercial uses in the area. I took a quick look at the future land use map, which I know is still in the works here, but I believe this area is noted as traditional neighborhood residential. So, we are asking for a residential use in line with that, and I also believe that what is recommended as part of that neighborhood residential is off-street parking. We would like to reserve those rights, which is part of the modification request. Thank you.

**Tom Pusateri: 102 Ann Street (Beaufort, NC 28516)**

My wife, Pam, and I live at 102 Ann Street, we are adjacent to the parking lot of the Inn. We are so close in fact, that people have rolled their suitcases into our kitchen and asked, where do we check in? We have been told the Inn is too expensive to fix, and that it might come down. Really, the question is, what are we going to put in its place? There are lots of uses for commercial waterfront that it could be, and the idea that it could be converted to residential, we think is great. We really think that locking it in, and the way that they are proposing that it is locked in for public use for the future, would be a great use of that...to have it on paper and no one can change that. The fact that they are willing to give money on top of that, I think is only a plus. I would be for it, even if they were not going to give money because I like the idea of it being permanently converted to residential and the public use locked in. They have a very good track record of maintaining it. We have been there for two and a half years and it is always clean, well maintained and everyone feels safe there. Lots of people use it and we get to hear all their conversations, because we have a little screening there with some plants and nobody knows we are sitting on the back porch. Anyway, my wife and I urge you guys to vote in favor of the proposed changes to the easement agreement, we think it is a great idea.

**Allan Paul: 117 Moore Street (Beaufort, NC 28516)**

I greatly appreciate this opportunity to express my concerns and objections to Beaufort Resorts' proposed modifications to the current easement agreement. In the last 30 days, the Beaufort Preservation Committee has approved a request by Beaufort Resorts to demolish the Beaufort Inn. On June 19th, Beaufort Resorts' attorney sent a letter to the Town Manager stating that they are ceasing operation of the Inn, and requesting modifications to the existing easement agreement, including without limitation, all riparian rights. As there will no longer be an Inn, based on what Beaufort Resorts has told the Town and those of us in the neighborhood, there will no longer be an Inn purpose, as covered in the existing easement agreement. I believe it is appropriate that the town terminate the agreement, and that the entire 12,041 square foot area should revert back to full, unrestricted public right of way that includes all the associated water rights. Beaufort Resorts has 150 linear feet of waterfront in front of their Inn property, and there are ten existing boat slips within that 150 feet. If, as we have heard from Beaufort Resorts, they intend to replace the Inn with private residences, then that 150 feet of privately owned waterfront should be more than enough frontage to satisfy tying up private boats. Why then, is the publicly owned waterfront at the end of Ann Street needed by Beaufort Resorts. At this juncture in time, I think the Town has a terrific opportunity, working with Beaufort Resorts, the neighborhood and other citizens of Beaufort, to preserve the Ann Street right of way waterfront for public use; that would include residents of Beaufort Resorts. Enhancing that public asset, similar to the improvements that the Town has made to Fishermen's Park, Grayden Paul Park and Topsail Park, would be a wonderful enhancement for our neighborhood and for the entire Town of Beaufort. Please, I

ask that you do the right thing, the neighborly thing, by terminating the existing agreement and preserving the west end of Ann Street for the public. Thank you very much.

**Cheryl Toles: 1010 Broad Street (Beaufort, NC 28516)**

Thank you for the opportunity to speak tonight. I am going to be really easy. I am not going to say what I brought to say, because Mr. Paul, I'm 100% behind what everything that you have said. I am definitely against continuing or agreeing to this amendment and I would like to see this property stay in public use.

**Catherine Edmond: 129 Palmetto Place (Beaufort, NC 28516)**

Good evening. I live at 129 Palmetto Place, but I also have a property on Ann Street which I am rebuilding. I am also a commercial appraiser, so I understand property matters, particularly when it comes to easements. I am against this, it is a golden opportunity for the Town to regain control of this area, for the benefit of everybody, not just the few. It does not make sense to permanently give away rights, which is effectively what this easement amendment is going to do, because you should have the ability to terminate it for the public. The main value is in the waterfront and the docking area, it is not the parking. The solution to this, is instead of granting them an easement, if you if you want them to have some interest in it, is to give an annual license and to charge a license fee. This would reflect market value, which is a tantamount to a rent but it is not a lease because you do not give them exclusive possession of that property. Just like one of the previous speakers said, why do they need this area? They have got a huge waterfront and they have got parking. If they are going to build three houses, why do they need this extra area? Then, the amount of money that has been offered does not reflect the value of that water frontage. So, it is a bad deal for the residents. It is a bad business deal. It takes away control from the Town, for the benefit of a few and to the detriment of the many. So, to me, something does not smell right, and it leads to suspicion. I am very much against this, thank you for your time.

**Logan Louis: 900 Cedar Street (Beaufort, NC 28516)**

You hired a space needs study consultant and the results were presented it back in March your retreat. Since then, you have had four work sessions and three regular meetings and not once was the need for a brand new Town of Beaufort municipal campus on the agenda, or brought before the public for their buy in. Going from listening to a consultant to directing the Town Manager to spend taxpayer dollars on four properties without bringing the public along with you is not good governance. I listened to the consultant's report, I was surprised you did not show more skepticism, especially when he said the useful life of a building at the coast is 20 years because of the harsh environment. If that were true, then I guess most of our homes are beyond their useful life, should be torn down and replaced. When your consultant said the price tag was 30 million dollars... 30 million dollars; I thought for sure at least some of you would have been taken aback, but nobody even flinched. Why did you even bother wasting our money on hiring a consultant? Like a typical consultant, he just told you what he already knew you wanted to hear. Look, I was senior VP manufacturing and co-manufacturing sales for closely held family owned confectionery and snack food manufacturer, with over \$75 million in sales. I was on the board of directors and I own stock in the company. My business with big companies like Nestle Nabisco was booming. I expanded the plant in all directions, moving warehousing offsite and still needed room for new production lines. When there were no more options, we closed two of our factories and merged them together in a single bigger facility with room to grow. That experience taught me important lessons. I learned that supposed space layout experts would never understand the critical intricacies of our business employees, customers, culture or future, and therefore their proposals would always be inadequate. Since it is not the consultant's money on the table, their perspective would never be the same as mine. I learned first hand how to efficiently utilize space and to accomplish it cost effectively. As a shareholder, it was my money on the table and I was not about to waste it. The plan you bought is not a good plan. For example, over the past three years, millions and millions and millions of workers learn to work remotely saving their companies billions of dollars while being more productive and happier. This idea was not even considered. You voted to approve the highest property taxes, the highest sewer rates and the highest water rates in Carteret County. How does spending our

hard earned tax dollars on four pieces of land so you can build the Taj Mahal municipal campus reduce our tax rates, sewer rates and water rates? The answer is, it does not. In fact, it does just the opposite. We can and will do better. May God bless and protect the citizens of Beaufort.

**Rebecca Simons: 700 Beaufort Manor Drive (Beaufort, NC 28516)**

I grew up Down East. but I moved to Beaufort ten years ago. I have served the people of Beaufort for many years as a Pharmacy Technician. I am currently a CNA, working towards my nursing degree. I am married with an eight year old son and I am a verified volunteer for the Carteret County School System. As you may see, taking care of people is something that is important to me, which is why I'm here. I am here to address a critical safety concern at Randolph Johnson Memorial Park. This park holds a special place in my heart. It has provided countless joyful moments for families and individuals in our community. However, there is one significant flaw that needs immediate attention, the absence of a fence separating the park from the nearby roadway. As a concerned citizen and a frequent visitor to this beautiful park, I have witnessed numerous close calls and near accidents involving children and vehicles. The lack of a protective barrier puts our loved ones at risk every time they visit this otherwise wonderful recreational space. With the park being less than 20 feet from the street, it is an accident waiting to happen and we cannot afford to overlook the potential danger any longer. By installing a gated fence along Pine Street, we can ensure the safety of all park visitors, especially parents with multiple children, and those with disabilities who may require additional assistance or supervision. This simple, yet effective measure, will provide peace of mind for families while allowing them to fully enjoy all that this remarkable park has to offer. I have a petition with over 300 signatures from local parents who agree. I kindly request your support, by installing a fence along the roadway bordering Randolph Johnson Park. Together, we can make our beloved community space safer for everyone who visits. It only takes a second for tragedy to strike. Let us not wait until it is too late before addressing this issue. *A copy of the petition was shared with the Board and Town Staff.*

**Vic Fasolino: 1913 Front Street (Beaufort, NC 28516)**

I would like to talk a little bit about Ann Street. Way back when the sitting commissioners signed a lease that allowed the property at the end of Ann Street to be used by the Beaufort Inn, provided that it was an Inn. Recently, the Beaufort Resorts people applied and received a certificate of appropriateness to tear down the end. After demolition, what will they have? They will have a 28,000 square foot vacant lot, that is it. The same as any other vacant lot in Town. From there, they are going to choose to do what they want, the same as anybody else in Town would choose to do what they want. The only snag here though, is that they are asking to lease an additional 12,000 square feet for a one time fee of \$322,000, and they get to use that land forever...forever. The Town will have no recourse to get the land back unless they choose not to do residential construction. But of course, that seems to be their plan. The problem I have is, this is public land. This is land that is owned by, and should be used by, the citizens of Beaufort. This land should be available to all these people here, not just to somebody who happens to own an adjacent vacant lot. They are also requesting all the riparian rights. Well, the jewels in our Town are the newest Topsail, Harborside and Bridge Park. I mean, these are great little pocket parks, and they have water access. To lease this land to them and give them the riparian rights seems like the wrong thing to do. In ten years, twenty years, fifty years, will the \$322,000 lease payment really amount to anything? No, it will long be forgotten. If you are willing to lease the property to them, well, maybe you should offer it to the other neighbors. Maybe they are willing to pay more than \$322,000. Where does that magical number come from? The tax records indicate that they paid \$3,750,000 for the Beaufort Inn, and they are going to tear it down. That means they are 28,000 square foot lot has cost them \$134 per square foot. The 11,500 feet they want to lease should be worth \$1,540,000. But, that is not what they are offering to pay. They are offering to pay \$322,000 once, and we will never collect taxes on it, if you lease it to them. It does not seem to make sense. I strongly urge you not to change the amendment. If they tear the Inn down, this should become public property. Thank you.

**Ian Huckabee: 313 Ann Street (Beaufort, NC 28516)**

I am a real estate entrepreneur, a licensed North Carolina real estate broker and the managing broker my own firm. I am also a member of the Beaufort Historic Preservation Commission, and I serve on that commission by your appointment, for which I am honored. Regarding the Ann Street Easement Agreement, I ask that you please vote no on amending this agreement. It is clear from the language of the agreement and from the intent with which the easement rights were granted, that the agreement is in place specifically to accommodate the operation of an Inn. It goes on to say that any change of use which would purport to continue to constitute Inn use, which is a defined term in the agreement, would require prior approval from the Town. So you see, there is never any intention for this easement agreement to apply to anything other than Inn use. What is the grantee asking for? In the amended agreement, they are asking for the same easement rights one, if it continues as an Inn, two, or for all residential uses permitted by law. This is disingenuous. We know that Beaufort Resorts intention is to demolish the Inn. On June 6th of this year, this demolition case appeared before the Historic Preservation Commission, which voted to approve the demolition. At the time, the replacement structure or structures were not a matter of public record. And Beaufort Resorts was not forthcoming in that meeting with what replacement structures would be. As far as I know, and I have learned tonight, I think that this is still not a matter of public record. But I have since heard, and I have heard tonight, that it could be replaced by a grouping of private residences...no problem, so be it. But, the Town has already agreed on behalf of the individual members of the public. In this original easement agreement, if the use is not an Inn, the easement is terminated. That brings me to my final point, the grantee has eliminated the Town's termination rights in this amended agreement, Section eight, by offering \$322,208. What does that say? The approval of this proposed amendment would effectively be allowing the sale of public land to private interest. Please do not let that happen. Thank you for your consideration.

**Items of Consent**

1. Meeting Minutes- June 12, 2023

Commissioner Hagle made a motion to approve the Items of Consent as presented.

The motion carried unanimously.

**Items for Discussion and Consideration**

1. Amendment to the West Ann Street Easement Agreement

Todd Clark, Town Manager, provided a recap on the item as noted below:

The Town received a letter of request from Beaufort Resorts, LLC, to consider modification to the West Ann Street Easement Agreement. At their June 26th Work Session, the Board requested additional amendments be made to the document and brought back for review at the current meeting. He explained that the applicant's legal counsel submitted an amended Easement Agreement and specifically noted several sections that represented changes from the prior meeting. He shared those changes/additions were captured in the entire proposed agreement, which is incorporated as part of the meeting packet.

Commissioner Oliver referenced paragraph two the proposed amendment, suggesting the language allows the grantee a greater right than the public, if the grantee is using it.

Commissioner Cooper agreed with Commissioner Oliver's concerns regarding the current proposal. He suggested the grantee would be able to increase or decrease the space available in terms of parking spots and noted he was not in favor of the agreement.

Commissioner Hollinshed shared the following statement for the record:

In my 16 years on this Board, I have been waiting for the opportunity such as this to fall into my lap. A voluntary demolition, with no paperwork from the Town demanding a teardown. The tear down effectively ends the current easement. A prized location that has

waterfront, even though small, which by necessity could be size restricted. It has sought after amenity of parking in place, and to the best of all knowledge is owned by the Town via deed conveyance. It is highly sought after as another park for citizens to enjoy, and the Town has money in place because of a generous gift several years ago, which was "for the benefit of all citizens of Beaufort". The owner's of the Inn have declared the functional life of the building has ended. The demolition and rebuilding of residential structures will by necessity result in that end of Ann Street being off limits from time to time, for safety reasons. If the Town and the owners of the private property work together, a park can become a reality sooner rather than later. Having lived on Ann Street for over 22 years, the Inn has provided lodging when lodging was scarce and from all reports, they have been good neighbors; beating up on them is not productive. I ask that this Board votes to do nothing on the current easement, rendering null and void once the Inn ceases to function. As a separate consideration, I ask that the Town begin to move forward with funding that has been in place for seven plus years, to have a pocket park at this location.

Commissioner Terwilliger shared that he did not support the extension of the easement agreement. He noted the easement was created years ago, for good reason, to support the Beaufort Inn with their parking situation. He questioned the need for an easement at all, considering future plans of tearing down the Inn and adding residential homes. He noted the Board was there to ensure they were doing the right thing for Beaufort, they were being fair to all residents in the way they were enforcing laws and ordinances in which the Town operates under. He suggested the funds that were put aside for Cedar Street Park be used for a future Town park in this area, should the Beaufort Inn be demolished. He suggested the proposed agreement was a loosely veiled purchase of land, where they do not have to pay taxes.

Commissioner Hagle shared he was not in favor of the expansion of the easement, noting it was originally created for a purpose specific to the hotel. He made a motion to decline the proposed First Amendment to the West Ann Street Easement Agreement.

The motion carried unanimously.

## 2. Staff Report- Offer to Purchase Real Property

Mr. Clark shared about a year ago, he invited the Board of Commissioners on a tour of all Town facilities. The purpose of the tour was for the Board to have first hand exposure to the current condition of Town facilities. He explained it was the Board's desire to move forward with a space needs study, to have a replacement plan for some facilities or to bring them up to today's standards. He noted the challenge of having multiple work stations throughout Town, explaining staff was here to provide services through the incorporated limits and could not do that from one location. He expressed the importance of meeting the needs of the public as well as staff. He noted the decision to move forward with the purchase of property follows a space needs study presented to the Board earlier in the year. The study demonstrated that several Town facilities are functionally outdated and can no longer meet the needs of the public or Town the staff. He referenced the Town of Beaufort Facilities Master Plan & Space Needs Assessment Study and noted its location on the website for the benefit of the public.

Mr. Clark shared the Board has expressed interest in the purchase of real property for the purpose of constructing municipal facilities on the following parcels: PIN # 730612852598000; PIN # 730612854774000; PIN # 730616848933000; PIN # 730612766174000. He noted the offer to purchase has been made with the Gibbs owners for \$1.4 million and the Mercer parcel for the amount of \$85,000. He also discussed a property swap, in which the Gibbs and the Town would exchange a parcels. He explained the Town is currently in the process of doing a site assessment on all these tracts of land stated above at a price of \$47,885; the property survey was \$3,200. He shared the offers to purchase are contingent upon the Board taking formal action to purchase the properties, after the site evaluation was completed.

## 3. Scheduling a Special Meeting to Conduct the Town Manager's Evaluation

Commissioner Hagle made a motion to schedule a Special Meeting for August 14, 2023 at 4:00 p.m. at the Beaufort Train Depot, for the purpose of a closed session to discuss personnel.

The motion carried unanimously.

### **Manager Report**

Mr. Clark provided a monthly Manager's Report. The full detailed report can be viewed at: <https://www.beaufortnc.org/boardofcommissioners/page/managers-report>

### **Mayor/Commissioner Comments**

Commissioner Hagle commented on a great 4th of July Parade. He spoke on the continued progress on Cedar Street and provided a safety message for all.

Commissioner Oliver thanked all those who participated in public comment and encouraged everyone in the community to stay involved.

Commissioner Cooper commended the Fire Department on their work to make the 4th of July Parade a success. He also thanked citizens for attending and speaking during the meeting.

Commissioner Hollinshed suggested the request for the fence at Randolph Johnson Park be considered, as safety for small children is paramount.

Commissioner Terwilliger had no comments.

Mayor Harker also spoke on the 4th of July Parade and wonderful turn out to the meeting. She encouraged the citizens of Beaufort to stay engaged and vocal.

### **Adjourn**

Commissioner Hagle made a motion to adjourn the meeting at 7:50 p.m.

The motion carried unanimously.

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Sharon E. Harker, Mayor

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Elizabeth Lewis, Town Clerk