

*Commission Members*

Sharon C. Bryant  
Jimmy Dillahunt  
Sarah Proctor  
Leander Morgan  
Steve Strickland  
Julius Parham  
Tabari Wallace



*Chair*

Beth Walker

*Co-Chair*

Kip Peregoy

*Executive Director*

Zeb Hough

*Ex-Officio Members*

Rick Prill

Barbara Best

Hazel Royal

**City of New Bern  
Redevelopment Commission Meeting  
300 Pollock Street- City Hall  
February 15, 2024  
Minutes**

**Members Present:** Beth Walker, Kip Peregoy, Steve Strickland, Julius Parham, Jimmy Dillahunt Sr, Sarah Proctor, Tabari Wallace

**Ex-Officio Members Present:**

None

**Members Excused (E)/Absent (A):**

Sharon Bryant (E)

Leander Morgan (E)

**Staff Present:**

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

Marvin Williams, Assistant City Manager

**1. Call to order and Welcome.**

The Redevelopment Commission of New Bern, North Carolina, met for its monthly business meeting on February 15, 2024. The meeting commenced and was promptly called to order by the chair at 6:00 p.m. in the conference room of Development Services. Staff called the roll, and a quorum was established.

**2. The agenda was reviewed, and the call for a motion was made. Julius Parham made the motion to approve the agenda as given; Sarah Proctor seconded the motion. The agenda was approved unanimously by voice vote.**

**3. Item three was a call to approve the minutes for the meeting held on January 10<sup>th</sup> and the strategic planning meeting held on January 27, 2024. The motion was made to approve all the minutes as presented by Kip Peregoy. The motion was seconded by Tabari Wallace and a voice vote was called. The motion carried unanimously.**

**4. Julius Parham recited the Mission Statement.**

**5. Public Comments:**

No Public Comments

**6. Consider accepting a request to Purchase 808 and 810 Bern Street (PID 8-007-328 and 8-007-327):**

Jose Sutuj presented a request to purchase two Bern Street parcels, which Jose intends to combine and build a single-family home. Jose and his family own the property directly across the street, and he plans to utilize the property as a home for his son. Provided to the commission was a diagram of the potential home. Mr. Sutuj said that he hoped to begin home construction early in the new year. The housing working group reviewed Mr. Sutuj's request, and Kip Peregoy recommended that the upset bid be initiated for these parcels with the specific restrictions of

- No Junk cars are stored on the property.
- Construction is to commence within one year.
- Low/Moderate income resident occupancy

The Commission reviewed the agreed upon covenants that were included in the bid notice. Discussion was had, and Julius Parham moved to make a motion that the request to purchase both properties be accepted and sent to the governing board. Tabari Wallace seconded this motion. There was no discussion, and a voice vote was called. The motion carried unanimously.

**7. Consider adopting Projects Teams for 2024/2025:**

Kip Peregoy and the staff gave an overview of the potential development of the West A Street parcels. The plan would be to subdivide this parcel into six or seven separate lots to accommodate single-family homes on each. A preliminary budget and lot drawing were shared, and the commission discussed the proposal. Julius Parham moved to accept the proposal and move forward with forming a project team. The motion was seconded by Jimmy Dillahunt. Beth Walker called a voice vote and the project was adopted unanimously. Kip Peregoy, Jimmy Dillahunt, and Beth Walker all shared interest in participating in this project.

Next, Jimmy Dillahunt shared with the commission his desire to explore the parcels on First Avenue to see what could be done to make the tract more attractive to developers. The Commission had a discussion and agreed to give staff direction to help Mr. Dillahunt research these parcels to come up with a plan.

Third, Tabari Wallace shared his desire to for a project team to develop two duplexes on the parcels located at Bloomfield Street. The funding options for this project would range, and the project team would work with staff to coordinate a budget. The duplexes would provide affordable rental units in the heart of the redevelopment area and would be a great way to begin the work of revitalizing the neighborhood. The Commission had a discussion. Sarah Proctor moved to make a motion to approve the proposed development of the Bloomfield site. Jimmy Dillahunt Sr. seconded the motion, and a voice vote was called. It carried unanimously. Tabari Wallace, Steve Strickland, Jimmy Dillahunt, and Beth Walker all shared interest in participating in this project.

**8. Staff Report:**

Staff shared an update on all ongoing projects. Discussion was had on the Walt Bellamy Project. Staff shared that all three Walt Bellamy homes were nearing completion. The appraisals had been done and were shared with the commission.

**9. Closed Session:**

Chair Walker called for a closed session according to G.S 143.318.11 (a) (5). Commissioner Parham made the motion to go into closed session, which was seconded by Commissioner Sarah Proctor and passed unanimously by voice vote. The Commission went into a closed session at 6:57 P.M.

**10. Adjournment:**

After the Closed session was adjourned, the Commission resumed its open meeting. A motion was made to adjourn by Kip Peregoy and seconded by Julius Parham. The meeting was adjourned at 7:20 P.M.

Date approved: 3.17.24

  
Beth Walker, Chair

Attest:   
Zeb Hough, Executive Director