

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
March 13, 2024
Minutes**

Members Present: Sharon Bryant, Sarah Proctor, Kip Peregoy, Steve Strickland, Tabari Wallace

Ex-Officio Members Present:

Absent Members

Beth Walker, Julius Parham, Jimmy Dillahunt Sr., Leander Morgan Jr,

Staff Present:

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

1. Call to order and Welcome.

The Redevelopment Commission of New Bern, North Carolina, met for its monthly business meeting on March 13, 2024. The meeting commenced and was promptly called to order by Vice Chair Peregoy at 6:10 p.m. in the courtroom of City Hall. Staff called the roll, and a quorum was established.

2. The agenda was reviewed, and the call for a motion was made. Tabari Wallace made the motion to approve the agenda as given; Steven Strickland seconded the motion. The agenda was approved unanimously by voice vote.

3. Item three was a call to approve the business meeting minutes held on February 15, 2024. Vice-chair Peregoy called for a motion to approve the minutes. Tabari Wallace made the motion. Sharon Bryant seconded the motion, and a voice vote was called. The motion carried unanimously.

4. The Commission recited the Guiding Principles, and Steven Strickland read the mission statement.

5. Public Comments: No Public Comments were made.

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD
CALL (252) 639-2931 NO LATER THAN 3 P.M. THE DATE OF THE MEETING.

6. New Business:

Vice Chair Kip Peregoy opened the new business section of the meeting with project updates. He stated that the West A street project is due to be demolished on April 1st. The funds to pay for that demolition are slated to come from CDBG.

Tabari Wallace also gave an update on the Bloomfield Street parcel. He noted that it would be most advantageous from a development perspective if the commission could redevelop the entire block. After doing some investigation, he noted that, at this point, doing that is impossible because occupied domiciles are present.

7. Consider Discussing an update on the Health and Wellness Agreement

The commission received copies of the Health and Wellness agreement with a marked-up copy of the changes Carolina East Health System proposed. Attorney Bullock reviewed the document and the process of developing the health and wellness clinic that has taken place already.

The Commission discussed the directives given to ensure the project team had everything they needed. The Commission asked about the timeline. Attorney Bullock indicated that staff would present the deed and resolution to the board of aldermen on March 26th. Finally, Ms. Bullock stated that the entire commission was encouraged to attend on March 26th.

8. Staff Report

Staff reviewed several of the items coming up, including New Bern 101, a Partner visit from ECU, and Presentations. Staff also gave an update on the Walt Bellamy project. Finally, staff indicated that there needed to be a mechanism whereby interested parties could engage with the redevelopment commission without having to place a deposit.

The Commission gave directions to staff to develop a link so interested parties can engage with staff. This engagement would include financial products, education, and touring potential properties.

Some of the commission members discussed the process of selling the properties and the benefits of creating a database of interested parties.

Commissioner Peregoy requested an update on the Eubanks property. Staff indicated that there was no new information to be relayed yet. The community development block grant funds used to develop the house have presented more complexity than were first forecasted. The Commission discussed the complications and other avenues that could be taken. Staff was given direction to research possible uses of the Eubanks house until such a time that it could meet the CDBG national objectives. Staff acknowledged this directive and agreed to update the commission once there was anything to share.

9. Closed Session:

Tabari Wallace requested a closed session. Vice Chair Peregoy asked for a motion to go into a closed session. Sharon Bryant made the motion to go into closed session pursuant to G.S 143.318.11 (a) (5). Sarah Proctor seconded the motion. The Vice chair called for a voice vote, and the motion carried unanimously. The closed session began at 6:43 p.m.

10. Adjournment:

Sharon Bryant motioned to adjourn, and it was seconded by Sarah Proctor. The meeting was adjourned at 7:32 P.M.

Date approved: 4/16/2024

Kip Peregoy
Beth Walker, Chair
Kip Peregoy
Vice Chair

Attest: 
Zeb Hough, Executive Director