

*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  
April 10, 2024  
Minutes**

**Members Present:** Beth Walker, Sharon Bryant, Kip Peregoy, Steve Strickland, Jimmy Dillahunt Sr, Sarah Proctor,

**Ex-Officio Members Present:**

None

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

Leander Morgan (E)

Julius Parham (A)

Tabari Wallace (A)

**Staff Present:**

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

Marvin Williams, Assistant City Manager

**Time: 6:00 PM**

**\*\*1. Call to Order\*\***

The meeting was called to order at 6:00 PM by the Chair, Beth Walker.

**\*\*2. Roll Call\*\***

Executive Director Zeb Hough conducted a roll call and established that a quorum was present. Members present included Sarah Proctor, Beth Walker, Kip Peregoy, Steve Strickland, Jimmy Dillahunt Senior, and Sharon Bryant. Members absent were Leander Morgan, Tabari Wallace, and Julius Parham. Staff present included Zeb Hough, Executive Director, Jaimee Bullock, Assistant City Attorney, and Marvin Williams, Assistant City Manager.

**\*\*3. Approval of the Agenda\*\***

Item number three on the agenda was to consider approving the agenda. Kip Peregoy made the motion to approve, and Jimmy Dillahunt seconded the motion. The vote was called, and the motion carried.

**\*\*4. Approval of Minutes from March Meeting\*\***

Consideration for approving minutes from the March meeting was presented as item number four. Sarah Proctor made the motion for approval, and Sharon Bryant seconded the motion. The motion was carried without objection.

**\*\*5. Recitation of Mission Statement and Guiding Principles\*\***

Sharon Bryant and Sarah Proctor carried out the recitation of the mission statement and guiding principles.

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

**\*\*6. Public Comment\*\***

There were no public comments.

**\*\*7. Consider a Resolution to Empower the Chair to Execute an Agreement with Carolina East for the Health and Wellness Clinic. \*\***

After some discussion regarding the health and wellness clinic, Sarah Proctor made the motion to empower the chair to execute an agreement with Carolina East and make the afore-mentioned transfers and conveyances. Jimmy Dillahunt seconded the motion. A roll call vote was held, and there were no objections.

**\*\*8-10. Consideration for Moving Property at 1002, 1004, and 1006 Walt Bellamy Avenue development to the available for sale list. \*\***

At the request of the chair, items 8-10 were handled together. The commission discussed the history and the desire to sell the homes now that the construction is complete. The commission considered the price point for these houses with consideration for the intended consumer and total development costs. Sarah Proctor made the motion to consider the moving of the properties at 1002, 1004, and 1006 Walt Bellamy Avenue to the available to sell list, each with the appraised value as the minimum bid. Steven Strickland gave a second to this motion and a roll call vote was requested. The motion was carried unanimously.

The Staff was given direction to research wording to present about potential deed restrictions that could be applied to these properties to maintain the standards that the homes were built to reflect.

**\*\*11. Staff Report\*\***

Executive Director Zeb Hough provided a report of upcoming events, including a focus group the Redevelopment Commission would be participating in on April 16, and a roundtable on housing scheduled for April 17. Mr. Hough also presented a financial report, noting that the sale of the property at 209 Bryan Street had closed, resulting in a credit balance of \$5,456.80 to the revenue of the Redevelopment Commission. Mr. Hough reminded the commission of their duty to disclose any interest owned in the redevelopment zone. In January, all commissioners were given the disclosure form, and the staff was simply waiting for Mr. Dillahunt's form to bring the commission into compliance. A brief discussion followed his report. Last, Mr. Hough shared that County Commissioner Beatrice Smith will be doing a town hall at the senior center on May 30<sup>th</sup> and invited the commission to be present.

**\*\*12. New Business\*\***

Jimmy Dillahunt shared his concern for the need for more 3-bedroom housing in the redevelopment zone. He further requested that staff give full briefings to onboarding commissioners so that they have a better idea of ongoing projects at the start of their term. Finally, he urged the commission to consider the future of First Avenue and its highest and best use.

Kip Peregoy updated the commission on the development happening at W. A Street. He reported that demolition and clearing have yet to occur, and that more information would be available once the surveyor completes the scope of work. Kip Peregoy reminded everyone that the commission is awaiting a title opinion from staff.

**\*\*13. Close Session\*\***

There was no need for a closed session.

**\*\*14. Adjournment\*\***

Kip Peregoy made the motion to adjourn, and it was seconded by Jimmy Dillahunt sr. A roll call vote was held, and there were no objections. The meeting was adjourned at 7:01 P.M. The next meeting is scheduled for May 8<sup>th</sup> at 6:00 P.M.

Date approved: 5.28.24

  
Beth Walker, Chair

Attest:   
Zeb Hough, Executive Director