

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
May 8, 2024
Minutes**

Members Present: Leander Morgan, Sharon Bryant, Kip Peregoy, Steve Strickland, Jimmy Dillahunt Sr, Sarah Proctor,

Ex-Officio Members Present:

None

Members Excused (E)/Absent (A):

Beth Walker (E)

Julius Parham (A)

Tabari Wallace (A)

Staff Present:

Zeb Hough, Executive Director

Jaimee Bullock, Assistant City Attorney

Time: 6:00 PM

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

The meeting was called to order at 6:00 PM by the Vice Chair, Kip Peregoy

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

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

****3. Recitation of Mission Statement and Guiding Principles****

Steven Strickland carried out the recitation of the mission statement and the commission read the guiding principles.

****4. Approval of the Agenda****

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

****5. Approval of Minutes from April 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.

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

There were no public comments.

****7. New Business. ****

Executive Director, Zeb Hough shared an update on the houses on Walt Bellamy. Alderman Aster appropriated \$547,000 to the 3 tiny houses on Walt Bellamy Drive. The total allocated cost (expenses + encumbrances) is \$429,385.44, leaving \$117,614.56 of available funds. Alderman Aster was told that the houses were complete and therefore allocated the remaining funds to another project. There was a change order that needed to be issued for a total of \$8,300. Since the funds have already been reallocated, the \$8,300 is unfunded. Hough stated that these charges would need to be fund out of the commission's general, but that they would be recouped at the time of purchase. The Commission discussed the update, noting that the change orders were included in the original budget. Several commissioners asked questions pertaining to the change orders. There was no action required for this update.

Vice Chair Kip Peregoy also gave an update on the West A street project. The Project team met and discussed the project. The lot sizes, kind of homes, and timeline were among the topics discussed. The team put together a request for proposals, which the staff sent out to local surveyors for them to submit bids. As soon as the bids are received, the project team will review and come back to the commission with recommendations. The commission discussed the project, asking the project team to consider a variety of different options. Vice Chair Peregoy affirmed that the team would explore the options once the surveying work was complete. There was no further action taken on this item.

Commissioner Jimmy Dillahunt Sr. asked the commission to consider having the staff request public works clean up the lots owned by the redevelopment commission on First avenue. After some discussion, directions were given to staff to put out a request for proposals to have the lots on First Avenue surveyed so that the property lines could be determined. Staff will work with the commission to put together the request before the June meeting.

Commissioner Leander Morgan Jr. shared his gratitude with the commission for community partnerships. The Duffy field Pheonix group did a neighborhood clean up event on Saturday May 4, 2024. The event was well attended. Commissioner Morgan urged his fellow commissioners to make these kinds of events a priority at which to be present. Last, Commissioner Morgan asked the commission to consider giving staff direction to see what the details of the project going on in the redevelopment boundary area that has the roads closed and report back to the commission. The commission agreed to the request and staff will look into the matter and report back to the commission.

****8. Staff Report****

Executive Director Zeb Hough provided a report on the events of the past month. Mr. Hough also presented a financial report, noting the fund balance of the commission as of April 30, 2024, was \$360,095.60. Mr. Hough shared that the only step left on the conveyance of the wellness center was to file a signed deed. He would be working in the coming week to get that deed recorded. A brief discussion followed his report. No action was taken.

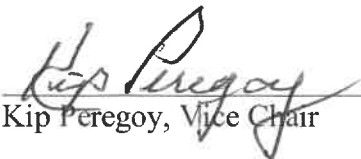
****9. Close Session****

There was no need for a closed session.

****14. Adjournment****

Commissioner Sarah Proctor made the motion to adjourn, and it was seconded by Sharon Bryant. A voice vote was held, and there were no objections. The meeting was adjourned at 6:58 P.M. The next meeting is scheduled for June 12, 2024, at 6:00 P.M.

Date approved: June 12, 2024


Kip Peregoy, Vice Chair

Attest: 
Zeb Hough, Executive Director