

**City of New Bern
Redevelopment Commission Meeting
October 11, 2023
300 Pollock Street- City Hall
Minutes**

Members Present: Kip Peregoy, Sharon Bryant, Tabari Wallace, Steve Strickland, Julius Parham, Leander Morgan Jr., Sarah Proctor, Jimmy Dillahunt Sr.

Ex-Officio Members Present:
Alderman Hazel Royal, Alderman Barbara Best
Members Excused (E)/Absent (A):
Beth Walker (A)

Staff Present:
Zeb Hough, Redevelopment Commission Consultant
Jaimee Mosely Bullock, Attorney

1. Call to order and Welcome.

Vice-chair Kip Peregoy called the meeting to order and requested staff to call the roll.

2. Roll Call.

The staff established a quorum.

3. Approval of the Agenda.

Vice Chair Peregoy presented the agenda to the commission as disseminated and asked for a motion to accept. Steven Strickland moved to approve the agenda, and Julius Parham seconded the motion. The agenda was accepted as disseminated.

4. Approval of Minutes (August)

The Vice-chair presented the minutes. The Motion to accept for August 9th minutes was made by Steve Strickland and seconded by Julius Parham. The motion passed unanimously.

5. Guiding Principles

The Commission read the guiding principles.

6. Public Comments (limit of 4 minutes)

No public Comments were made.

7. Consider a resolution approving the purchase of 1307 Main St.

The request was referred to the Housing workgroup. The Housing workgroup recommended approval to go to the upset bid process. Action to vote to accept the offer and forward the request to the Board of Aldermen for their review and approval. The Motion was made by Julius Parham and seconded by Sarah Proctor. Roll Call was called by staff, and the Motion carried unanimously.

8. Housing Working Group Report

Vice Chair Kip Peregoy gave the Housing Workgroup report for August and September. Housing Workgroup recommended the approval of the three bids for the construction of the Walt Bellamy project. Housing Workgroup recommended approval of a budget for the three Walt Bellamy homes, including a 10% contingency for change orders.

- (a) A motion to consider approving the winning bid for the Walt Bellamy project with a 10% contingency change order was made by Julius Parham and seconded by Leander Morgan Jr. Discussion was had concerning the specifications and timeline. Roll Call was called and carried unanimously.

9. Neighborhood Working Group Report

Leander Morgan Jr reported on both the August and September Neighborhood Workgroup reports, noting the perception of the residents in the Redevelopment zones. Robust discussion was had about the Redevelopment activity in the Redevelopment zones. No motions were made.

10. Wellness Working Group Report

Tabari Wallace reported on the Health and Wellness Working Group's progress in the Redevelopment zones. No motions were made.

11. (a) RDC Budget Amendment Proposal

The RDC Budget Amendment Proposal was discussed with several questions and suggestions. A motion was made by Julius Parham to adopt the budget amendment as proposed, and Steve Strickland seconded the motion. The Roll Call was held by staff and carried unanimously.

(b) Insurance Quote

Kip Peregoy presented the liability insurance as presented by the SIA Insurance Group. The commission had a discussion. A motion to accept the SIA Insurance group quote was made

by Steve Strickland and seconded by Julius Parham. Roll Call was held by staff and carried unanimously.

(c) Discuss a Project Group for Rules of Procedure

The discussion was about forming a project group to develop the Redevelopment Commission's Rules of Procedure. Members were appointed. No motions were made.

(d) Discuss a Project Group to plan the commissioner's planning retreat.

The commission discussed forming a project group. Members were appointed. No motions were made.

12. Closed Session

Julius Parham motioned to go into a closed session about procuring a property. The motion was seconded by Steve Strickland and carried.

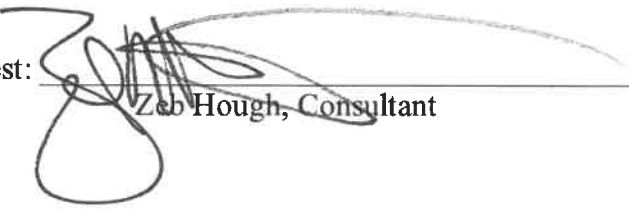
Closed Session

13. Adjourn

A motion was made by Steve Strickland to adjourn and was seconded by Leaner Morgan and was carried unanimously. The meeting was adjourned.

Date approved: 11.8.2023


Kip Peregoy, Vice Chair

Attest: 
Zeb Hough, Consultant