

City of New Bern
Redevelopment Commission Meeting
December 8, 2021
303 First Street- Development Services

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Maria Cho, Steve Strickland, Beth Walker, John Young, Tabari Wallace, Julian Tripp

Ex-Officio Members Present: Alderwoman Sabrina Bengel

Members Excused (E)/Absent (A): Leander Morgan (A)

Staff Present: Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen, Community and Economic Development Manager; Alice Wilson, GIS Manager; D'Aja Fulmore, Community Development Coordinator

1. Welcome and Call to Order

Chair Tharesa Lee called this meeting to order at 6:00 PM and began with a reading of the Commission's guiding principles.

2. Public Comment

No public comments were received.

3. Approval of Minutes

Minutes from the October 27, 2021 and November 10, 2021 meetings were presented. A motion to approve both sets of minutes was made by Commissioner John Young and seconded by Co-Chair Kip Peregoy.

4. Approve 2022 Meeting Calendar

Co-Chair Peregoy made a motion to adopt the 2022 meeting schedule with changes to the January schedule, which included a scheduled workshop for January 22, 2022. This motion was seconded by the Commission (8-0).

5. Request from Kurtis Stewart to Recommend the Board of Aldermen initiate the upset bid process for 1106 Broad Street

At the November 10th Redevelopment Commission meeting, a letter was received from Kurtis Stewart of True Care Inc, requesting the Commission review and make a recommendation to the Board of Aldermen to initiate the upset bid process for 1106 Broad Street. Alderwoman Sabrina Bengel stated she had knowledge of Mr. Stewart's work in the local area and expressed support of private investment in the community. Commissioners inquired about the mission, vision, and values of True Care Inc, asking if anyone had prior knowledge of the organization.

Commissioners were able to find information online, showing that the organization assists offenders returning home from prison with job training and other resources to reduce recidivism. Commissioner John Young stated he had looked at the requested lot and noticed it is tiny. Commissioner Young stated that he is interested in knowing Mr. Stewart's redevelopment plan. Co-Chair Peregoy made a motion to table this agenda item, directing staff to notify Mr. Stewart to be at the next meeting on January 26, 2022. This motion was seconded by Commissioner Steve Strickland.

6. Committee Updates

Jeff Ruggieri, director of Development Services, told the Commission that the Neighborhood Committee had an update on 64 junk vehicles being removed from the Redevelopment Area. Mr. Ruggieri also stated that 31 properties have been abated and efforts are continuing to move in the right direction. Regarding the Housing Committee, Mr. Ruggieri stated that the house at 602 Gaston Boulevard had not been moved.

Commissioner John Young made a motion for the Redevelopment Commission to approve the CDBG subrecipient agreement, which permits the Commission to use CDBG funds for upcoming rehabilitation projects. This motion was seconded by Commissioner Steve Strickland.

Commissioner Maria Cho stated the Health and Wellness group had been in conversation with partners to discuss the vision of the health center in the Duffyfield Community. Commissioner Cho stated that food insecurity remains a major problem in the community. Commissioner Cho stated that partners discussed potential programs that could remove the gaps and enhance coordination within the community. Commissioner Cho discussed the possibilities of a community garden. Commissioner Cho stated that the November 20th Community Relations Day was a major success and that health and wellness partners were on site to engage with residents. The Health and Wellness committee is moving forward with partnerships and conducting meetings centered around collecting the data necessary for addressing both short and long-term community health goals.

7. Closed Session

Pursuant to **NC General Statute 143-318.11(a)(5) Closed Sessions**; A motion was made by Commissioner Steve Strickland to enter Closed Session. This motion was seconded by Co-Chair Peregoy.

Coming out of closed session, Co-Chair Peregoy made a motion to proceed with the exchange of the lots with Mr. Newkirk and directed staff to publish a notice with the value of the property and other considerations being \$8750.

This motion was seconded by Commissioner Beth Walker. The motion carried unanimously (8-0).

This meeting adjourned at 7:35PM.

Date approved: 1/26/2022



Theresa Lee, Chairman

Attest: 
D'Aja Fulmore, Recording Secretary