

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
December 13, 2023
Minutes**

Members Present: Beth Walker, Sharon Bryant, Kip Peregoy, Steve Strickland, Julius Parham, Jimmy Dillahunt Sr.

Ex-Officio Members Present:

Hazel Royal

Members Excused (E)/Absent (A):

Sarah Proctor, Leander Morgan Jr., Tabari Wallace

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 December 13, 2023. The meeting commenced and was promptly called to order by the chair at 6:10 p.m. in the court room of City Hall. Staff called the roll and quorum was established.

2. The agenda was reviewed and the call for a motion was made. Julius Parham made the motion to approve the agenda as given, the motion was seconded by Kip Peregoy. The agenda was approved by voice vote unanimously.

3. Item three was a call to approve the minutes of the November meeting. In addition, the chair called for a motion to approve the closed session minutes for the October and November Closed Sessions. After reviewing the minutes, and suggesting changes, direction was given to staff to make the proposed changes and to review those changes at the January business meeting. In addition, the commission came to consensus that it would be most appropriate to table the approval of the open session minutes until January as well.

4. The Commission recited the Guiding Principles.

5. No Public Comments were made.

6. Consider Amending purchase agreement for 209 Bryan Street:

Staff explained that due to a defect in the title for 209 Bryan Street Mr. Charles Diggs has been unable to proceed with the closing of the sale on the property.

Charles and Cecilia Diggs have said that they are still interested in purchasing 209 Bryan Street. They have met with their attorney, Jonathan Eure, at Mewborn & DeSelms' office in Jacksonville, NC to discuss what options exist and how to obtain an insurable Deed. Ownership of 209 Bryan Street comes with a high level of risk and eliminating the risk will be time-consuming and costly. Closing now on 209 Bryan Street would take approximately another 20 months before they are able to begin the process of seeking a Quiet Title Action. This delay would be needed to use Adverse Possession as part of the foundation for the lawsuit for A Quiet Title, which would take up to a year. So, there is a possibility of the process taking 32 months just to possibly retain an insurable deed. So, the Diggs family is respectfully requesting that the Redevelopment Commission remove the requirement of construction by time certain from this transaction.

Discussion took place amongst the commission about the possibility of honoring the request. Directions were given to staff to confirm the time projections and to address this topic at the next meeting.

7. Consider accepting a request to Purchase 808 and 810 Bern Street (PID 8-007-328 and 8-007-327):

Jose Sutuj and Phil Hedrick presented the purchase of two Bern Street parcels on which Jose intends to combine and build a single-family home. Jose and his family own the property directly across the street, and he plans to utilize the property as a home for his son. Provided to the commission was a diagram of the potential home. Mr. Sutuj said that he had hoped to begin construction on the home early in the new year. The commission thanked Mr. Sutuj for his presentation and referred the request to the housing working group.

8. Housing Group Report:

Commissioner Peregoy gave a report of the prior month's meeting of the housing working group. In his report, he indicated that the working group had reviewed Mr. Sutuj's proposal and discussed the potential of amending the procedure on the basis that Mr. Sutuj had already worked with staff, gotten all his presentation information to the commission ahead of time, met the matrix of the redevelopment plan, and is a private resident in the neighborhood he is looking to develop. Commissioner Peregoy reported that the recommendation of the working group was to remain in compliance with the existing protocol and review the information again after a formal presentation was made.

Additionally, the housing working group requested staff to supply information pertaining to some potential projects to be discussed at the planning meeting early in 2024.

The working group discussed in detail the process of working with CDBG funds for the Eubanks house. Commissioner Peregoy reported that staff gave an update on the Walt Bellamy projects. Finally, the working group had robust discussion on the options to demolish the West A street houses that was approved in mid-2023.

9. Neighborhood Working Group:

No report was given.

10. Health and Wellness Working Group:

No Report was given.

11. Rules of Procedures project Group:

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

No Report was given.

12. Strategic Planning Project Group:

No Report was given. (The commission was given a draft of the proposed agenda for the planning session)

13. New Business:

Staff provided a draft calendar for the commission to adopt. The February meeting was discussed, and staff was directed to correct the date before publication. Chair Walker asked if there was a motion to adopt the calendar with amendments. Commissioner Strickland made the motion, and Julius Parham seconded the motion. The 2024 Calendar was approved with amendments.

Staff also gave an update on the progress of the Walt Bellamy houses. The framing was to begin the following week, and all three houses are on track to meet the construction timeline.

Staff also gave the commission the update that Habitat for Humanity is beginning the process of working with CDBG. The 911 Eubanks house was renovated and moved with CDBG funds, and as such those funds will be held against the property to ensure program outcomes are achieved as designated in the sub-recipient contract and required by national objectives.

14. Closed Session:

Chair Walker called for a closed session according to G.S 143.318.11 (a) (5). Commissioner Parham made the motion to go into closed session, which was seconded by Commissioner Strickland and passed unanimously by voice vote. The Commission went into closed session at 6:50 P.M.

15. Adjournment:

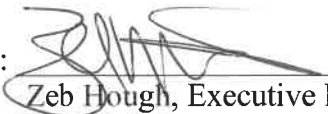
A motion was made to adjourn by Vice Chairman Peregoy and seconded by Commissioner Parham. The meeting was adjourned at 7:02 P.M

Date approved: _____

1/10/2023


Beth Walker, Chair

Attest: _____


Zeb Hough, Executive Director