

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
January 10, 2024
Minutes**

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

Ex-Officio Members Present:

Members Excused (E)/Absent (A):

Sarah Proctor, 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 January 10, 2024. The meeting commenced and was promptly called to order by the chair at 6:10 p.m. in the courtroom of City Hall. Staff called the roll, and a 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; Kip Peregoy seconded the motion. The agenda was approved unanimously by voice vote.

3. Item three was a call to approve the minutes of the months of November and December. In addition, the chair called for a motion to approve the closed session minutes for October, November, and December. The motion was made to approve all of the minutes as presented by Julius Parham. The motion was seconded by Kip Peregoy and a voice vote was called. The motion carried unanimously.

4. The Commission recited the Guiding Principles.

5. Public Comments:

Mrs. Ruth Cooper provided an update on the Phoenix project and its activity in the last year. She assured the commission of the group's commitment to continue its mission and invited the commission to be a part of the work.

6. Consider Amending the 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 closing the sale on the property.

Mr. Charles Diggs and Ms. Cecelia DiCarlo were present for the discussion and said that they are still interested in purchasing 209 Bryan Street. MR. Diggs again respectfully requested that the Redevelopment Commission remove the required time constraint for construction so that he could move forward with the process.

The Commission had a discussion considering the request. Kip Peregoy suggested that instead of lifting the time restraint totally, the commission could extend the current condition to a 48-month period to give adequate time for home construction to begin. Discussion about the idea took place amongst the commission. After this conversation, Kip Peregoy made the motion to modify the time restriction to a period of 48 months after closing for construction to commence. Leander Morgan seconded the motion, and the role was called. The motion carried unanimously.

7. Housing Group Report:

Kip Peregoy gave a report of the prior month's housing working group meeting. He indicated that the working group discussed strategic projects to be presented at the strategic planning session. The group also reviewed the projects that the commission is currently working on. Next, he indicated staff was looking into the ten lots donated by the county to give an update on where each of those parcels are. Mr. Peregoy presented the working group's recommendation for 808 and 810 Bern Street as part of this report.

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

Jose Sutuj presented a request to purchase two Bern Street parcels, 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 hoped to begin home construction early in the new year. The housing working group reviewed Mr. Sutuj's request, and Kip Peregoy recommended that the upset bid be initiated for these parcels with the specific restrictions of

- No Junk cars are stored on the property.
- Construction is to commence within one year.
- Low/Moderate income resident occupancy

Steve Strickland seconded the motion. Discussion took place concerning the upset bid process, and the Role was called. The motion carried unanimously.

9. Neighborhood Working Group:

Leander Morgan Jr. gave his observations on the happenings in the community. He described the landscape of the work being done in the RDC zone and affirmed his intention to work with the Phoenix project on clean-up projects.

10. Health and Wellness Working Group:

No Report was given.

11. Rules of Procedures Project Group:

No Report was given.

12. Strategic Planning Project Group:

Julius Parham reported that the Strategic Planning session is being worked on, and the need has risen to modify its date and time so that a full quorum will be present.

13. New Business:

Staff provided an amended draft calendar for the commission to adopt. The February meeting was discussed, and Kip Peregoy motioned to change the strategic planning session date to January 27th from 9 am until noon at the development services board room. Julius Parham made the second, and Chair Walker called for a voice vote. The motion carried.

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 a closed session at 7:10 P.M.

15. After the Closed session was adjourned, the Commission resumed its open meeting. Kip Peregoy indicated that after some reflection, he wanted to modify his earlier motion pertaining to the February Schedule. His new motion was to change the Strategic session to January 27th and for the commission to include a regular business meeting on February 15, 2024. Steve Strickland seconded the motion. A voice vote was called, and the motion was carried.

16. Adjournment:

A motion was made to adjourn by Kip Peregoy and seconded by Julius Parham. The meeting was adjourned at 7:32 P.M.

Date approved: 2/15/2024


Beth Walker, Chair

Attest: 
Zeb Hough, Executive Director