

*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 27, 2024  
Strategic Planning Minutes**

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

**Ex-Officio Members Present:**

**Members Excused (E)/Absent (A):**

Sharon Bryant

**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 annual strategic planning meeting on January 27, 2024. The meeting commenced and was promptly called to order by the chair at 9:00 A.M. in the conference room at Development Services. Staff called the roll, and a quorum was established.

**2. Consider Approving the agenda:**

Per procedure, the agenda was prepared and edited based upon the feedback given to staff. The agenda was reviewed, and a motion was made by Julius Parham and seconded by Jimmy Dillahunt Sr. A voice vote was called for by the chair and the agenda was accepted unanimously.

**3. Review of the Redevelopment Commission's Mission Statement:**

Beth Walker addressed the commission to thank the commissioners who have served the commission since its inception. She then read the commission's mission statement and urged the Commission to reflect on the mission statement and how the commission is going to fulfill it in the next five years.

**4. Housing and Redevelopment Presentation:**

Mr. Reginal Barner presented his experience over the last three decades in housing and redevelopment. He asked the commission to reflect on who the redevelopment commission is and who the redevelopment commission wants to be when "grow up". He spoke about building financial sustainability and creating long term impact for blighted communities. In summary, Mr. Barner suggested that the housing authority of New Bern and the commission could do great work together as partners, and explained to the commission some possibilities of how that partnership could work. The Commission had robust discussion about Mr. Barner's presentation and thanked Mr. Barner for coming.

**5. Overview of Challenges and Successes:**

Attorney Jaimee Bullock and RDC Executive Director, Zeb Hough presented on several items that face the commission as it begins work in its sixth year. These challenges included the length and efficiency of its processes. It's ability to bring a plan to completion, and the ability to establish processes for consistent operations. The Commission had robust discussion concerning its challenges and thanked staff for the presentation. Then, the Commission acknowledged its successes over the past year. In 2023, these included the forward movement with the Eubanks home, and the lengths made to bring the health and wellness center into existence. Finally, the Walt Bellamy housing development was discussed, and the Commission discussed the desire to have more successes in 2024.

**6. Commission Business:**

**a. Consider Reviewing Request for amendment of 209 Bryan Street**

Kip Peregoy asked the commission to review the request made by Mr. Charles Diggs to remove the time restrictions on the vacant parcel located at 209 Bryan Street. In its January 10, 2024 meeting, the commission passed a resolution to extend the time of construction from 12 months to 48 months, in order to ensure that a home was constructed on the parcel. After reflection, Mr. Peregoy felt it necessary to review this action and made a motion to adopt a resolution that would take away the time restrictions completely so that Mr. Diggs could move forward with his purchase and pursuit of a clean title. The motion was seconded by Leander Morgan, and a voice vote was called. The motion passed unanimously.

**b. Consider Re-structuring working groups into Project teams.**

Beth Walker reviewed the history of the Commission's working groups and noted that as the commission begins to focus on the implementation of its development plan, it was necessary to pivot into multiple and holistic project groups that could take on several projects at one time. The project teams would ensure that all commissioners were actively involved in the practical work of the commission and that each project had the benefit of both experience and expertise. The commission had brief conversations about the shift, and Tabari Wallace made a motion to abolish the working groups and implement the practice of forming project teams for future projects of the redevelopment commission. The motion was seconded by Julius Parham. A voice vote was called, and the motion passed unanimously.

**c. Consider Adopting Rules of Procedure**

Sarah Proctor presented the edited Rules of Procedure and explained the changes she made. The Commission engaged in conversation about the proposed changes and gave staff direction to make some additional changes as well. After this discussion, Julius Parham made the motion to adopt the rules of procedure with the directed amendments made by the commission. The motion was seconded by Jimmy Dillahunt. A voice vote was called, and the motion passed unanimously.

**7. Development Project Proposals**

Beth Walker opened the floor up to the commission for discussion and proposals.

Leander Morgan presented his feeling that the neighborhood work needed to continue and urged the entire commission to be fully engaged in neighborhood work.

Kip Peregoy presented ideas for developing the W. A Street parcels. This project would consist of demolishing the existing houses, clearing the land, and subdividing the existing parcels into a six-parcel tract that could be developed and sold as affordable housing.

Jimmy Dillahunt presented his idea to begin the work of researching the large tract on first avenue. This project would be a phase one portion of a multiphase strategy to create a residential tract on first avenue.

Tabari Wallace presented his project proposal to take the existing Bloomfield lot where the redevelopment commission demolished a home and rebuild some multi-family housing in its place.


Sarah Proctor presented a proposal for a project that would review the commission's existing policy and details of the deed restrictions and covenants placed on redevelopment owned properties that sell.

Robust discussion was had by the commission in discussing these potential projects. As the scheduled time has been surpassed, Beth Walker suggested that the commission work with Staff to present these proposals at the February 15<sup>th</sup> business meeting so that the commission could adopt them, and teams could be assigned to carry them out. The commission agreed on this course of action.

**8. Adjournment:**

A motion was made to adjourn by Julius Parham and seconded by Tabari Wallace. The meeting was adjourned at 12:24 P.M.

Date approved: 2/15/2024

  
Beth Walker, Chair

Attest:   
Zeb Hough, Executive Director