

**City of New Bern  
Redevelopment Commission Meeting  
May 8, 2019 – 6:00 P.M.  
Developmental Services Conference Room  
303 First Street**

**Members Present:** Theresa Lee, Chair; Beth Walker; John Young; Maria Cho; Steve Strickland

**Members Excused (E)/Absent (A):** Kip Peregoy (E), Jaimee Bullock-Mosley (E), Leander "Robbie" Morgan (E), Tabari Wallace (A).

**Ex-Officio Members Present:** Sabrina Bengel

**Staff Present:** Jeff Ruggieri, Executive Director of New Bern Development Services; Bradleigh Sceviour, Land and Community Administrator; Nadia Abdulhadi, Planner II.

**Others Present:** Mike Avery, Jennifer Campbell, Recording Secretary.

**1. WELCOME AND ROLL CALL BY THARESA LEE, BOARD CHAIR**

Chair Theresa Lee called the meeting to order at 6:03 p.m.

**2. APPROVAL OF MINUTES**

The minutes of the April 10, 2019 Redevelopment Commission meeting were presented for approval. Grammatical corrections were made to lines 140 and 151. It was also requested that minutes will reflect members excused or absent at all future meetings. **Commissioner John Young made a motion to approve the minutes as amended. Commissioner Steve Strickland seconded the motion and it carried unanimously.**

**3. PUBLIC COMMENT**

At this time Chair Lee introduced Mr. Mike Avery to the Commission. He was the Director of Development Services for the City of New Bern before his retirement. He greeted the Commission and explained that he was present to observe.

**4. MISSION STATEMENT APPROVAL**

Chair Lee then transitioned to reviewing the updated mission statement proposal and Staff Member Bradleigh Sceviour presented the proposed statement to the Commission. He stated that after the conversation and review of the of the mission statement at the previous meeting, he took the language and concept suggestions and created a new statement. It reads as follows.

39  
40 "The New Bern Redevelopment Commission: Leading the way for community transformation  
41 and improvement. Taking ownership of and directly addressing community needs in the vital  
42 areas of public health, infrastructure, housing and economic development. The Commission is  
43 committed to an accountable, transparent and publicly driven process."

44  
45 Chair Lee opened the floor to the Commission for further review and suggestions.  
46 Commissioner John Young suggested removing the period between "improvement" and  
47 "taking" and replacing it with a preposition, using the word "by."

48  
49 Commissioner Maria Cho suggested removing "of and" in the second sentence and replacing it  
50 with "while", which means it will be done simultaneously. There was a consensus that the first  
51 and second sentence should be combined in some form in order for the statement to flow  
52 smoothly. Commissioner Cho added another suggestion that beginning the second sentence  
53 with "The Commission will take ownership" in order to aid the flow of the sentence.

54  
55 It was suggested that the discussion would be tabled and the Commission would return to it  
56 later in the meeting.

57  
58 6:44 p.m.- Staff Sceviour stood before the Commission and suggested an amendment to the  
59 mission statement would be to replace the period at the end of the first sentence with a semi-  
60 colon. Commissioner Walker stated that she agreed with Commissioner Cho in regard to the  
61 lengthiness of the sentence when combining the first and second sentences. She suggested that  
62 "Taking Ownership" is implied within the statement so she proposed removing it and replacing  
63 it with "leading the way for community transformation and improvement by directly  
64 addressing...". There was agreement from the Commission with this suggestion. Chair Lee read  
65 the amended statement as follows:

66  
67 "The New Bern Redevelopment Commission: Leading the way for community transformation  
68 and improvement by directly addressing community needs in the vital areas of public health,  
69 infrastructure, housing and economic development. The Commission is committed to an  
70 accountable, transparent and publicly driven process."

71  
72 **Commissioner John Young made a motion to accept the mission statement for the New Bern**  
73 **Redevelopment Commission. Commissioner Maria Cho seconded the motion and it passed**  
74 **unanimously.**



## 5. HEALTH AND WELLNESS



### Goal F-1

#### All Greater Five Points residents have access to primary and preventive healthcare.

Continuous and coordinated medical care that "meets patients where they are" ensures the highest possible health outcomes. Yet more than one-third of public housing residents report using the Carolina East Health Emergency Room, most often when they are sick or in need of medical advice, rather than more cost-effective alternatives for non-life threatening medical situations such as primary and/or urgent care. In addition, a disproportionately high number of public housing residents are disabled and/or struggling with a chronic health issue like asthma, diabetes and hypertension compared to North Carolina residents generally. As a result, access to medical services is a critical issue.

#### OPPORTUNITIES AND STRATEGIES

##### Increase the number of healthcare options in the neighborhood

**Create a Federally Qualified Health Center (FQHC) in Greater Five Points** — FQHCs are community-based organizations that provide comprehensive primary care and preventive care, including health, oral, and mental health/substance abuse services to medically underserved communities. In addition, unlike other models of health care delivery, health centers focus not only on improving the health of individual patients but improving the health status of the entire community. Given the limited access to medical services and the high rates of chronic health conditions in the community, Greater Five Points would benefit greatly from an FQHC.

**Arrange for the mobile medical clinic to visit Greater Five Points on a regular schedule until a permanent clinic is established** — Creating an FQHC is a long-term goal. NBHA and resident councils are already exploring near-term strategies

to bring health care into the community. Care2U Medical currently offers a mobile clinic in nearby James City and is willing to conduct health checks for the resource/vendor fairs proposed in Greater Five Points. In addition, MERCI Clinic is open to partnering with Care2U Mobile Clinic to host a health day in the neighborhood.

##### Maximize utilization of existing healthcare options by residents

**Conduct forums for affordable healthcare sign-ups in or near the Greater Five Points neighborhood** — The Affordable Care Act offers new opportunities for residents to access health insurance. Forums to learn more about these options and sign-up for coverage should be offered throughout the community including the Health Department, MERCI Clinic and other local agencies. One such forum is the Health Fair recently sponsored by the Craven Terrace and Trent Court resident councils.

### Goal F-2

#### Greater Five Points residents engage in programs and activities that promote healthy lifestyles.

Active, healthy lifestyles have many benefits, among them reduced stress levels, improved moods, and higher energy levels. Creating an environment that encourages daily activity as part of regular routines will help alter behaviors and improve health outcomes. Many of these strategies are also attractive to potential new residents.



Poletah Ministries provided hundreds of bags of fresh, healthy groceries to residents at the Health Fair.

#### OPPORTUNITIES AND STRATEGIES

##### Provide wellness education

**Include physical activity/nutrition providers and health screenings in the biannual resource fair** — The community information fair during the Choice Neighborhoods planning process proved so successful that biannual resource fairs are recommended going forward. An equally popular Health Fair in November 2015, sponsored by the Trent Court and Craven Terrace resident councils, brought together all area health providers and other support agencies providing health information and medical screenings. Such community-wide events provide a great opportunity for wellness providers to offer demonstrations related to physical activity and nutrition like yoga, dance, Zumba, and healthy cooking demonstrations. These forums also provide an opportunity to have conversations about high blood pressure, diabetes and other conditions in a familiar and non-threatening environment.

**Partner with the YMCA to make "Lunch and Learn" style classes available in Greater Five Points to educate residents on all aspects of healthy living choices for both prevention and management of chronic diseases** — YMCA offers free seminars about healthy lifestyle topics that take place over the lunch hour. Seminars feature speakers on topics such as nutrition,

stress, exercise, fitness, and other health and wellness topics. Typically these "Lunch and Learn" programs occur at their facility but they are open to meeting at other locations in Greater Five Points to encourage greater participation from the community.

**Offer healthy cooking classes** — Healthy cooking classes offer a fun way to educate residents about nutrition and can be coordinated with other activities such as community gardening and the creation of a heritage cookbook. This strategy is particularly helpful for young families, renters, and public housing residents who lack full-size kitchen facilities and equipment. The planned expansion of the K Street Community Garden may provide the ideal forum for these classes.

##### Support active/healthy living habits among residents

**Install secure bike racks at key locations within the community** — Secure bike racks will be installed in visible areas at locations with high current or potential use by cyclists such as parks, the school and the Broad Street retail corridor. These racks can be creatively designed by local artists or through a community competition to generate ideas as a way to add character to the streetscape. Providing secure, visible bike racks will encourage more people to consider bicycling as a viable, convenient way to get around.

Staff Member Jeffrey Ruggieri introduced the discussion regarding Health and Wellness within the Choice Neighborhoods Initiative (CNI) Boundary and plan and how the Commission can assist with it. Mr. Ruggieri stated that the Commission could not run a health facility as no one



92 is a doctor but opened the discussion to the Commission for other options and suggestions  
93 when opening a Federally Qualified Health Center (FQHC) in the Greater Five Points Area.

94  
95 Alderman Bengel suggested introducing the McCotter House on the corner of Bloomfield Street  
96 and Main Street. This would be a place that could potentially be used to do wellness checks. It  
97 would be minimal services so that there would not require a lot of staff. It was also suggested  
98 to retain the property across the street from the McCotter House to use for additional parking.  
99 This is a favorable option for the Board of Aldermen, since this property is considered a  
100 diminishing asset.

101  
102 Chair Lee stated that in order to receive funding from the Department of Housing and Urban  
103 Development (HUD), the center would need to be within a certain distance between it and the  
104 residents it is servicing. She also explained that due to the land area that is covered within the  
105 Greater Five Points boundary, there would need to be centers in two different locations in  
106 order to best serve residents within the entire community.

107  
108 Commissioner Cho asked what is envisioned for the community health center and how it would  
109 be funded. Mr. Ruggieri stated that it would be possibly be basic health screening, diabetes  
110 checks and blood pressure checks. She then asked if there would be patient care as well. Mr.  
111 Ruggieri acknowledged that it was a great question, but as a commission it would be outside  
112 the perimeters of what the Commission could suggest.

113  
114 Chair Lee stated that past conversations were leaning towards a full-fledged health center that  
115 included OBGYN services. She gave the local mortality rates and the top three causes of death  
116 were cancer, heart disease and chronic lower respiratory disease. She also stated that infant  
117 mortality is still an issue as well. She suggested that since these services are needed within the  
118 community, there could be a full care center on one side of the neighborhood and a basic  
119 health center in another location.

120  
121 Alderman Bengel asked if the zoning of the building would be important in this location. Mr.  
122 Ruggieri and Staff Sceviour researched the C-4 requirements and found that a health clinic is  
123 feasible in a C-4 zone.

124  
125 Commissioner Young stated that he would like to discuss policy. Since the discussion is centered  
126 around primary and chronic care, he wanted to know what the feasibility would be to extend  
127 what the Health Department is doing and create a satellite site that assists with the Health  
128 Department services. He suggested identifying the needs of the residents within the community  
129 and providing care for those basic health needs as well as health education.

130  
131 Chair Lee stated that there needs to be a bit of both. She explained that there several entities  
132 that provide education including Twin Rivers YMCA, the Health Department and Cooperative  
133 Extension. There needs to be a combination of both, but there should be access to the  
134 community served, with the option of residents being able to walk to the location.

Alderman Bengel asked if there should be a conversation surrounding transportation when discussing access. She proposed a bus that transported residents to locations that are already providing health education services. Chair Lee stated that there is already a system in place for transportation with the CARTS system and encourage residents to utilize the service.

Commissioner Cho asked that when discussing the Health Department and access to the facility, is there an issue with utilizing the Health Department services and obtaining transport to get there. Chair Lee responded stating that the department is used quite frequently and have extensive care. They also accept Medicaid, so they receive patients, that have private practices that do not accept Medicaid.

Alderman Bengel identified one of the issues is that the Health Department does not have business hours conducive to those who work day shifts. She suggested that part of the recommendations from the Redevelopment Committee could be extended week day business hours and reviewing current resources to improve them to better serve residents.

Commissioner Young agreed with Chair Lee that there needed to be a facility within the community and the basis should be a health education. Commissioner Cho asked what the difference would be between a FQHC and the Health Department. Chair Lee stated that there are criteria that are required to identify as a FQHC. The Health Department applied for the FQHC status and were required to provide services that were not provided before. She went on to explain that the Health Department opened a clinic in Havelock in the Westbrook Shopping center called the Havelock Community Health Center. At this facility they provide OBGYN services, that they did not provide before.

Commissioner Cho stated that if access is problematic, then there could be a one-stop location where there is focus on education and prevention and there would also be a primary care component. She inserted that this also raises the question of how the facility would be funded. Commissioner Young asked if the County Commissioners could fund another position for a Health Educator or is there a tax base to fund the facility. Alderman Bengel stated that it would be difficult with set county budgets to create funding for the position.

Chair Lee stated that conversations could be had regarding health care with individuals and within the conversations recommendations and requests could be made in regard to needs within the community, especially in regard to patient access. Alderman Bengel stated that another possibility is to find an entity and provide the property as a participant to gain services in the community. Chair Lee stated that there was a conversation with an individual who was interested in receiving one of the locations.

Chair Lee asked where the Commission stands after the robust discussion. Mr. Ruggieri stated that from the discussion, the Commission is in support of health services, but must be careful not to step outside of the Commission's scope of practice. He agreed with Alderman Bengel that it should state in the plan that this health program is important to the community and will



179 leverage the resources while attempting to locate a FQHC provider. Commissioner Beth Walker  
180 asked if the larger goal of the Commission is to identify a location for the health care facility.

181  
182 Mr. Ruggieri stated that it would be helpful so as to clear for way for the provider to come in.  
183 Commissioner Cho suggested a more centralized area for easier access. The Commission then  
184 identified some different properties that could be viable options for the center. Commissioner  
185 Young asked if there would be time to invite someone such as the Health Department Director  
186 to a future meeting for discussion. Mr. Ruggieri affirmed his suggestion.

187  
188 Commissioner Young stated that there was a FQHC clinic in Greene County that has a satellite  
189 site in Pamlico County and was it possible for them to have another site in this community. Mr.  
190 Ruggieri stated that when the Affordable Care Act mandates came into effect, one regulation  
191 stated that there could only be one FQHC within a county and in Craven County, it would be  
192 Craven Health.

193  
194 There was additional conversation around another property on the corner of Green and  
195 Roundtree Streets and its ownership and that any property chosen would need to be  
196 centralized in order to guarantee access to residents. It was suggested that a Blighted  
197 Properties exercise should be part of a future meeting.

198  
199 Mr. Ruggieri stated that there will be a draft of the plan at the next meeting and Chair Lee  
200 stated that she would contact individuals to speak at a future meeting regarding health care.  
201 She also encouraged the Commission to review the 2017 State of the County Health Report.

## 202 203 **6. NEW BUSINESS**

204  
205 Alderman Bengel presented a picture on behalf of Commissioner Leander Morgan requesting  
206 some information. She stated that within the picture there were piles of dirt being brought in  
207 by the city. He thinks maybe this property on the corner of Cedar and Bloomfield Streets could  
208 be city owned property. The Commission attempted to identify the exact location on mapping  
209 software. She stated that Commissioner Morgan would like to know what specifically the dirt  
210 was being used for. Mr. Ruggieri stated that he was unsure but would find out.

211  
212 Commissioner Cho asked if there would be a point in a future meeting where water mitigation  
213 would be discussed. Mr. Ruggieri stated that there would be a basin wide study and  
214 recommendations would come from that. Commissioner Cho asked who would oversee the  
215 study. Mr. Ruggieri stated that a civil engineer would be utilized.

216  
217 Chair Lee asked that in past conversations there was a proposed plan to do an in-depth study  
218 and would this happen. Mr. Ruggieri stated that it would not happen now, but possibly in the  
219 next fiscal year. Mr. Ruggieri also stated that this study would be something that the  
220 Development would need to fund. Alderman Bengel stated that \$35,000 was allocated for the  
221 study, which was minimal and she was concerned about Commission Funding. She suggested  
222 the possibility of selling some of the properties to create a funding source. She addressed Mr.

Ruggieri regarding Mr. Mike Williams of Habitat for Humanity sending a list of properties and asked how many were on the list. Mr. Ruggieri stated there were eleven or twelve on the list. Alderman Bengel suggested the option of placing the properties in the Commissions hands and they could go on from there, identifying which lots could be sold to create a funding source.

Commissioner Strickland stated that he would like to have a conversation regarding these properties and how to best utilize them, since there will be the possibility of contacting developers. He wanted to make sure the prime properties would be used in a way that best serves the community. The Commission agreed.

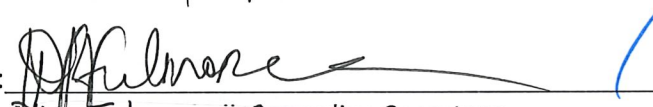
The Commission asked for an update regarding the city wide clean- up day. Commissioner Young gave Mr. Avery the floor to share about the clean-up day. Mr. Avery stated that it went very well and was well organized. The city provided supplies and materials as well as dumpsters and trucks over the period of three days. There were a variety of groups that participated from high school students to hurricane recovery groups. Jim Schout did an excellent job with maps and routes, so it went very smoothly.

#### 7. ADJOURN

With no further discussion Chair Lee adjourned the meeting at 6:57 p.m.

Date Approved: 5/22/19

  
Theresa Lee, Chair

Attest:   
DAB Fulmore, Recording Secretary

