

City of New Bern
Redevelopment Commission Meeting
Wednesday, October 9, 2019- 6PM
Clinton Chapel AME Zion Church
1015 Church St, New Bern, NC 28562

Members Present: Beth Walker, Chair Tharesa Lee, Co-Chair Jaimee Bullock-Mosley, Steve Strickland, Kip Peregoy, Leander “Robbie” Morgan, Maria Cho, John Young

Ex-Officio Members Present:

Members Excused (E)/Absent (A): Tabari Wallace (E)

Staff Present: Amanda Ohlensehlen, Community and Economic Development Manager; D’Aja Fulmore, Community Development Coordinator

1. Welcome and Call To Order

Chair Tharesa Lee called the public hearing to order at 6:00pm.

2. Approval of Minutes

No minutes were presented to be approved at this meeting.

3. Public Comment

Chair Lee opened the floor for public comments. No comments were received.

4. Public Hearing

Chair Tharesa Lee opened the public hearing by welcoming all attendees and beginning with prayer. Chair Lee told attendees to please state their name and address when they stand up to give public comment at the meeting and everyone would be given four minutes to talk. The meeting moved forward to acknowledge elected officials. Acknowledgement was given to Mayor Dana Outlaw, Alderman Jeffery Odham, and Alderwoman Sabrina Bengel who were all present as the hearing was called to order.

Chair Lee directed attendees to see the visual aids on display to show key components of the Redevelopment Plan. Co-Chair Jaimee Bullock stood up to provide attendees with a general overview of what the Redevelopment Commission is and the purpose of the public hearing. Co-Chair Bullock explained to attendees that there have been many plans put in place to address the redevelopment of the Five Points area in New Bern and some might argue that there has not been much action. Co-Chair Bullock went on to explain that the Commission was created as a body of citizens who come together to make a plan of action for the Five Points area. Co-Chair Bullock concluded by reading the Commission’s mission statement. Commissioner Maria Cho along with other commissioners spoke next to read the five goals and objectives of the Redevelopment Plan.

As Commissioner Kip Peregoy began to speak, he emphasized the main purpose of the transportation plan is to provide safe, efficient, and effective transportation for everyone to be able to access community amenities. Commissioner Steve Strickland read aloud the Commission's guiding principles and explained to attendees that these principles were used as the Commission worked to draft the Redevelopment Plan. Chair Lee opened the floor for attendees to move toward the podium to retrieve a copy of the plan, along with taking time to look at the visual aids. As attendees moved around the room,

Co-Chair Bullock emphasized how important it is to the Redevelopment Commission to hear from the public about Stanley White Recreation Center and the extension of 3rd Avenue. Co-Chair Bullock explained that the extension would connect 3rd Avenue and Main Street in Duffyfield, and the Commission wanted to ensure it was discussed at tonight's hearing. Local citizen, James Woods, stood up to express concern around the extension. Mr. Woods stated that it does not matter how one looks at it, the extension would take away Stanley White and parts of Henderson Park. Mr. Woods offered the question: "If you're going to extend 3rd Avenue, how do you plan to enhance recreational area?" Mrs. Anne Schout stood up to introduce herself as Co-Chair of the Duffyfield Phoenix Project. Mrs. Schout explained that she saw the plan addressed neighborhood clean-up, and she proposed that the Redevelopment Commission partner with the Duffyfield Phoenix Project in its pursuit to make the community cleaner. Citizen, Elijah Brown, stood up to give comment on the extension of 3rd Avenue. Mr. Brown explained that his concern is safety and that the proposed extension is not the safest option for children. Mr. Brown stated that it is better to leave 3rd Avenue as it is. Alderwoman Jameesha Harris stood up to ask for a deeper explanation of the thought process behind the prohibition of mobile homes in the R6 zoning designation in the future.

Another citizen, addressed as Ms. Becton, stood up to ask the Commission if the 3rd Avenue extension would eliminate the James E. Becton walking trail. The Commission responded by saying stating that it would not. Mr. Bernard White stood up to tell the Commission of a history of similar events, where roads have posed danger to the safety of children. Mr. White concluded by stating that he did not see how the Commission would be able to extend 3rd Avenue and make it in a way that is safe for the community. Ms. Schout stood up again to state that the plan does not appear to address the rehabilitation of existing structures that just need a little care. Mrs. Schout stated that with the new zoning proposals, unless these properties are grandfathered in, they will not meet the new zoning standards. Ms. Schout proposed the question: What if these structures can be rehabilitated but the lot is too small. Alderwoman Barbara Best came forth to express concern around "eminent domain" and how it concerns citizens for fear of loss of their home. Alderwoman Best suggested the Commission talk about eminent domain so the public wouldn't have a misconception. Ms. Lovay Singleton stood up to tell the Commission that it may be best to have a drawing that shows what the extension of 3rd Avenue would look like. Ms. Singleton also asked if the extension was something asked for by the community or if the decision was simply something the Commission thought would be best for transportation. Ms. Singleton also mentioned that when she came before the Commission to present information, the 3rd Avenue extension was never mentioned, and it directly affects plans she has for her organization.

78 Citizen, James Woods, stood back up to ask about Main Street becoming a one-way street. Mr.
79 Woods asked about the general direction of the one-way street. Co-Chair Bullock responded that
80 the street would go from West Street to Garden Street. Mr. Woods continued to discuss different
81 streets and traffic flow in the Duffyfield community. Mr. Bernard George stood up to tell the
82 Redevelopment Commission that more images are needed in the plan. Mr. George also stated
83 that instead of building new streets, Duffyfield has streets that currently need to be repaired.
84 Lastly, Mr. Woods came forth to mention there being a food desert. Mr. Woods told
85 commissioners he did not see anywhere in the plan where that was addressed by potentially
86 bringing a grocery store to the community.

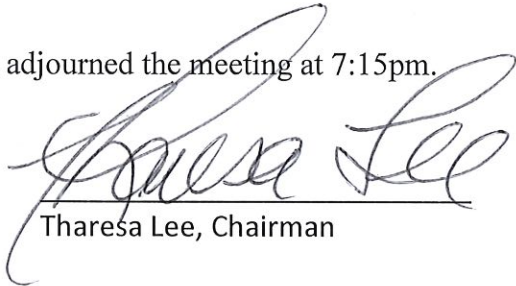
87 Chair Lee thanked everyone for attending the public hearing. Before closing, Chair Lee
88 redirected everyone to review the Choice Neighborhoods plan, as it seeks to address many of the
89 things discussed during the hearing. Chair Lee invited everyone to always attend the
90 Redevelopment Commission meetings and provided time, location, and procedures for
91 presenting at future meetings. Citizen, Jennell Reddick stood up to ask for assistance in her
92 pursuit of opening a trade school in the Duffyfield community. Mrs. Reddick told attendees that
93 she had been before the Commission about the proposed school and would welcome any
94 feedback from anyone interested. A final question proposed by a citizen was made, asking if the
95 Redevelopment Plan would likely go before the Board of Aldermen before the Spring of next
96 year. Chair Lee responded yes and closed the public hearing with prayer.

97 **Adjournment**

98 There being no future business to discuss, Chairman Lee adjourned the meeting at 7:15pm.

100 Date approved: November 13, 2019

102
103 Attest: 
104 D'Aja Fulmore, Recording Secretary
105


Tharesa Lee, Chairman