

1 **City of New Bern**

2 **Redevelopment Commission Meeting**

3 **October 23, 2019- 6:00 P.M.**

4 **Development Services Conference Room**

5 **303 First Street**

6  
7 **Members Present:** Maria Cho, Chair Tharesa Lee, Co-Chair Jaimee Bullock-Mosley, Steve  
8 Strickland, Kip Peregoy, Leander “Robbie” Morgan, Tabari Wallace, Beth Walker, John Young

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

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

11 **Staff Present:** Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen,  
12 Community and Economic Development Manager

13  
14 **1. Welcome and Call To Order**

15 Chair Tharesa Lee called the meeting to order at 6:01pm. A roll call was delivered by Co-Chair  
16 Jaimee Bullock-Mosley.

17  
18 **2. Approval of Minutes**

19 No minutes were presented for approval at this meeting.

20  
21 **3. Public Comment**

22 No public comments were received.

23  
24 **4. Board Discussion on Forwarding Redevelopment Plan to Planning and Zoning  
25 Commission for Recommendation**

26 Chair Tharesa Lee began a discussion on having the Commission’s recent conversation with  
27 community members and their concerns about the Redevelopment Plan. Chair Lee explained that  
28 the small group met to receive clarity on certain things discussed at the Commission’s public  
29 hearing. Commissioner Steve Strickland joined in the discussion by reminding the Commission  
30 that a major emphasis made from the public hearing was the need for the plan to be more  
31 intentional with the language. Commissioner Strickland explained that the community would like  
32 the Redevelopment Plan and the Choice Neighborhoods plan presented side by side.  
33 Commissioner Strickland also stated that the big conclusion of the meeting was centered around  
34 the extension of 3<sup>rd</sup> Avenue and the division on the issue.

35 Co-Chair Jaimee Bullock told commissions that she felt the public hearing was a great way to  
36 begin building trust with the community and Chair Lee agreed. Chair Lee emphasized that  
37 having a map at the public hearing would have been best for the public. Chair Lee told  
38 commissioners that the map would have aided in better showing the public specifics of potential  
39 development in the future. Commissioner Beth Walker inquired about the concerns, asking if the  
40 concerns about the extension of 3<sup>rd</sup> Avenue was solely because of Stanley White Recreation  
41 Center or if there were other reasons. Commissioner Strickland replied stating that concerns also  
42 included traffic and safety for children.

43 Co-Chair Bullock noted that the public expressed that it would be better to use Miller Street  
44 instead of extending 3<sup>rd</sup> Avenue. Co-Chair Bullock told commissioners that the community did  
45 appear to be in agreement with the need for economic growth in Duffyfield. Commissioner  
46 Strickland gave input, stating that the community also expressed concerns about changing the  
47 makeup of housing and the fear of loss of neighborhood integrity. Commissioner Strickland also  
48 reminds commissioners about the community's feelings toward trailers not being permitted in  
49 the community. Co-Chair Bullock responded, telling commissioners that she felt the  
50 Commission was not very clear regarding trailers. Co-Chair Bullock stated that the community  
51 was not told that the prohibition already exists throughout the City and that the community also  
52 should know about how homes would be grandfathered in, as well as the difference between  
53 mobile homes and manufactured homes.

54 Commissioner Kip Peregoy asked if anyone knew what the vision for new housing will mirror in  
55 the Duffyfield community. Commissioner Leander Morgan suggested the plan have some more  
56 clarity in its wording, regarding the vision for new housing in Duffyfield. Commissioner Peregoy  
57 emphasized that the neighborhood would definitely change according to regulations, but the  
58 focus is to still maintain neighborhood integrity. Co-Chair Bullock stated that she thinks the  
59 biggest concern about housing is simply community members wanting to have somewhere to  
60 stay and not having to worry about gentrification. Commissioners went on to discuss concerns  
61 around "affordable housing", stating that there were community members who felt certain  
62 populations could be left excluded in the Commission's attempt to create new housing stock-  
63 specifically those with a criminal history. Commissioner Beth Walker gave input about the  
64 community's concern about Eminent Domain, stating that she felt there was a wrong perception  
65 about it and wanting it to be clear to the community that no one has intention on forcing  
66 individuals and families out of their homes. Co-Chair Bullock agreed.

67 Co-Chair Bullock guided the Commission back to the question: What do we need to address  
68 community concerns and get our plan approved? Commissioner Young agreed with that question  
69 and stated that he also wanted to know what is next for the plan. Commissioner Maria Cho  
70 reminded commissioners that a big component to still address is the Stanley White Recreation  
71 Center concerns. Co-Chair Bullock expressed that she feels very strongly about potentially  
72 changing some of the language in the plan, as she wants to honor her commitment to the  
73 community in making sure that their input is heard and valued.

74 Co-Chair Bullock made a motion for the plan to move forward to Planning and Zoning, with the  
75 following revisions: a footnote added for clarity on Eminent Domain, clarity on the mobile home

76 prohibition, and clarity on partnerships with other agencies as it relates to clean-up housing. This  
77 motion was seconded by Commissioner Strickland.

78 Alderwoman Sabrina Bengel thanked the Commission for their hard work and told  
79 commissioners that she was extremely proud of their efforts and commitment to the Duffyfield  
80 community. Alderwoman Bengel stated that she would do everything in her power to aid the  
81 Commission in being able to get to work on their plan. Alderwoman Bengel also stressed the  
82 importance of people knowing that the Planning and Zoning Board is not a political board and  
83 that their sole purpose to provide a review of the plan and make assessments according to zoning  
84 regulations. Co-Chair Bullock proposed that there be another small group meeting with some  
85 community members before the plan goes to the Planning and Zoning board. The Commission  
86 also discussed creating a *Frequently Asked Questions* section for the City's webpage. The  
87 meeting closed with everyone in agreement for the plan to move forward in its next phase.

88 **5. New Business**

89 No new business was discussed by The Commission.

90

91 **6. Adjournment**

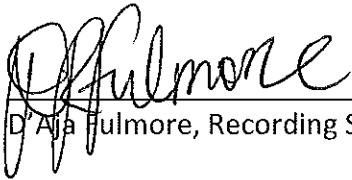
92 Chair Tharesa Lee adjourned the meeting at 7:30pm

93

94 Date approved: 12.11.19

95

96

97 Attest: 

98

99

D'Aja Fulmore, Recording Secretary

  
Tharesa Lee, Chairman

100