

City of New Bern
Redevelopment Commission Meeting
February 12, 2020- 6PM
Development Services Conference Room
303 First Street

Members Present: Chair Theresa Lee, Co-Chair Jaimee Bullock-Mosley, Steve Strickland, Maria Cho, Kip Peregoy, Beth Walker, John Young

Ex-Officio Members Present: Alderwoman Sabrina Bengel, Alderwoman Barbara Best

Members Excused (E)/Absent (A): Leander "Robbie" Morgan (E), Tabari Wallace (E)

Staff Present: Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen, Community and Economic Development Manager; Alice Wilson, GIS Manager

1. Welcome and Call to Order

Chair Theresa Lee called the meeting to order at 6:00pm and delivered a roll call. Commissioners began reciting the Commission's guiding principles.

2. Public Comment

No public comments were received.

3. Approval of Minutes

Commissioner Maria Cho suggested that the Commission wait to approve minutes at the next meeting. Commissioner Steve Strickland made a motion for the minutes to be approved at the next meeting. This motion was seconded by Commissioner Maria Cho. The Commission voted unanimously for final approval.

4. Implementation/Funding and Partnerships Discussion

Mayor Dana Outlaw stood to thank the Commission for their hard work on the Redevelopment Plan and conveyed that the Commission can now move forward in working on getting goals accomplished. City Manager Mark Stephens stood to agree with Mayor Outlaw and told the Commission that the process can now begin to start the transfer of properties from the City of New Bern to the Redevelopment Commission.

Commissioner Strickland made a motion to vote for board officers at a later time, as the Commission's co-chair was absent from the meeting. This motion was seconded by Commissioner Kip Peregoy.

Jeff Ruggieri, director of Development Services, began discussing code enforcement. Alderwoman Bengel told commissioners that Mr. Ruggieri had mentioned adding a nuisance abatement officer to the officer to assist with code enforcement. Mr. Ruggieri agreed and explained that funding will come in July, with a new position likely coming in September.

The Commission asked Mr. Ruggieri if inspectors from Development Services could possibly attend the next meeting to potentially give an update on how things are going, as they work to enforce code and handle issues regarding blighted properties. Mr. Ruggieri explained that the City has a list of lots that will be reviewed. The Commission continued to discuss the importance of neighborhood clean-up and strategized towards meeting goals.

Mr. Ruggieri led commissioners to a discussion centered around funding. Mr. Ruggieri told commissioners that he was setting up a meeting with Legacy, an investment group, who will soon be visiting New Bern for a few days to assess the area and discuss properties. Mr. Ruggieri told commissioners that there are currently several City-owned houses that are nearly dilapidated that could serve as investment projects for rehabilitation and be used for establishing the renter's program. Commissioner Peregoy also noted that while it is great to renovate homes, it is also equally important to improve City infrastructure- streets and sidewalks. Alderwoman Barbara Best sought clarity, asking Mr. Ruggieri if the approved CDBG funding for the Duffyfield project remains focused on the Biddle Street pond. Mr. Ruggieri responded yes. Chair Theresa Lee gave instruction to commissioners to send over a list of community partners who may have previously expressed interest in collaborating with the Commission so they can assist in the goal completion process.

Before concluding this discussion, Alderwoman Barbara Best introduced the Commission to a resident from the North Hills Drive area who wanted to purchase a parcel near her mother's home in the North Hills Drive area. The Commission was told that Ms. Carter would like to purchase the parcel at 1507 Washington Street to place a modular home on the property and Alderwoman Best asked if the Commission would unfreeze the property for the bidding process to begin. Alderwoman Best explained that this request had come before the Commission in April 2019, but a decision had not been made. Mr. Ruggieri spoke with the Commission about the various approaches that could be made towards assisting Ms. Carter to get the property transferred and unfroze. Alderwoman Bengel gave input on the potential appraisal process and public process that will be required going before the Board of Aldermen. Mr. Ruggieri stated that he believes three appraisals will be required.

Election of Chairperson and Co-Chairperson for 2020

Co-Chair Jaimee Bullock announced to the Commission that she will be transitioning from living in New Bern and will have to end her time serving on the Commission. Co-Chair Bullock

73 thanked the Commission for allowing her to serve and expressed that she would likely remain in
74 position until Fall 2020.

75 Commissioner Steve Strickland made a motion that Chair Lee be reelected to serve as
76 chairperson for the new term and for Co-Chair Bullock to remain in place for the remainder of
77 the time until her departure. This motion was seconded by Commissioner John Young and all
78 commissioners voted in favor.

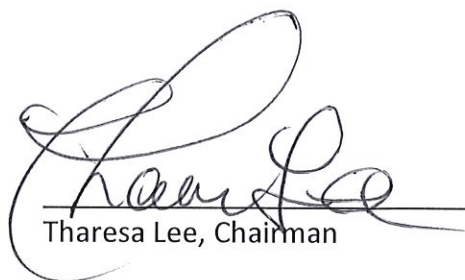
79 **5. New Business**

80 There was no new business discussed at this meeting.

81 **6. Adjourn**

82 This meeting adjourned at 7:09pm.
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85 Date approved: 6/10/2020


Tharesa Lee, Chairman

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88 Attest: D'Aja Fulmore
89 D'Aja Fulmore, Recording Secretary
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