

City of New Bern
Redevelopment Commission Meeting
July 8, 2020- 6pm
Development Services Conference Room
303 First Street

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

Ex-Officio Members Present: Alderwoman Sabrina Bengel

Members Excused (E)/Absent (A): Leander Morgan (A)

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

1. Welcome and Call to Order

Chair Theresa Lee called the meeting to order at 4:00pm.

2. Public Comment

No public comments were received.

3. Approval of Minutes: Approval of Minutes for 06/10/2020

Commissioner Maria Cho stated that line 38 of the minutes had a misspelling of her name and requested that this be changed. No other changes were found necessary.

Commission Kip Peregoy made a motion to approve the minutes, with a correction being made to Commissioner Cho's name. This motion was seconded by Commissioner Steve Strickland. The Commission voted unanimously in favor to approve the minutes.

4. Review draft Greater Five Points Redevelopment Overlay District Language

Jeff Ruggieri, director of Development Services, began the meeting with a summary of the Commission's last meeting. Mr. Ruggieri stated that the last meeting generated a lot of discussion about the language of the drafted Greater Five Points Redevelopment Overlay as it relates to minimum lot sizes. Mr. Ruggieri opened the floor for discussion on ways to improve the language, if possible. Alderwoman Sabrina Bengel and Co-Chair Jaimee Bullock attempted to rework the language, as other commissioners offered input. Commissioner Kip Peregoy stated that the language may really only be reviewed by developers. Co-Chair Bullock concluded that the language was sufficient. Commissioners discussed minor changes to be made, including adding the date of adoption. The Commission recommended it be sent to Planning and Zoning

and the Board of Aldermen. Commissioner Perego made a motion to approve the language of the overlay. This motion was seconded by Co-Chair Bullock.

5. Subcommittee Updates

Chair Theresa Lee opened this discussion telling everyone to make sure they are on a subcommittee and actively engaged. Mr. Ruggieri gave an update on both the Neighborhood and Housing subcommittees. Mr. Ruggieri stated that the Housing Committee had met twice and discussed the property located at 1023 Pollock Street. Mr. Ruggieri told the Commission that an offer on the property had been made on July 2nd in the amount of \$25,000 and a counteroffer was made of \$35,000 with 60 days to close. Mr. Ruggieri stated that the counteroffer would be discussed later in the meeting. Mr. Ruggieri proceeded to give an update on the Neighborhood Committee's clean-up to be held on July 17th. Mr. Ruggieri explained that the initial clean-up was intended to include residents; however, due to COVID-19, many residents were reluctant to work in the sun for long hours while wearing masks and practicing social distancing. Mr. Ruggieri explained that the clean-up will move forward with the Public Works department leading the efforts. Mr. Ruggieri told commissioners that a roll-off dumpster would be placed along the corner of Elm Street and Second Avenue for community members to throw away household trash, available from Thursday evening until Monday. Co-Chair Bullock asked if the dumpster would cost anything to the community. Mr. Ruggieri responded no. Alderwoman Sabrina Bengel asked how this information has been disseminated to the community and Mr. Ruggieri explained that the Commission and staff had made several trips out to speak with residents.

Commissioner Maria Cho provided an update of the Health/Wellness committee. Commissioner Cho stated that the committee had met on June 18th to review the Redevelopment Plan, identify partners, and look at assessments. Commissioner Cho explained that the committee had spoken with staff of North Carolina Central University, including Dr. Livingston and a young woman named Jasmine. Commissioner Cho stated that they both had previous experience working in other counties throughout North Carolina fulfilling research and data collection for community health assessments. Commissioner Cho said a follow up conversation was planned for a small group where the committee talked about long-term goals. Commissioner Cho explained that through the smaller group discussion, the committee planned for a COVID-related informational session to be held via social media for residents in the Redevelopment Area. Commissioner Cho explained that they are currently working to determine the best social media platform for the session and information discussed will be to enlighten the public on precautionary measures to take to stay safe during the current pandemic. Commissioner Cho also mentioned the Kinston Health Center and potentially speaking with them for vital information and to receive guidance. Co-Chair Bullock complimented the Health and Wellness committee for attempting to create community trust by inviting members of the community to the table. As conversation progressed regarding COVID education for the community, Chair Lee stated that it is good to find out who is already addressing this issue in the local area. Co-Chair Bullock stated that Dawn Gibson of


Peletah Ministries is actively providing the community with education and resources and could potentially be a good partner.

6. New Business/Discussion

Mr. Ruggieri opened a discussion on the counteroffer for 1023 Pollock Street property. Amanda Ohlensehlen of Development Services gave another overview of the property. Commissioners continued to discuss the property before making a motion. Commissioner Peregoy made a motion for a counterproposal to offer \$28,000 with a 60-day due diligence period and a 90-day closing period. This motion was seconded by Commissioner Strickland and all commissioners voted unanimously in favor of the motion.

This meeting adjourned at 7:00PM.

Date approved: 8/12/2020


Theresa Lee, Chairman

Attest: 

D'Aya Fulmore, Recording Secretary