

City of New Bern
Redevelopment Commission Meeting
August 12, 2020
303 First Street- Development Services

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

Ex-Officio Members Present: Alderwoman Sabrina Bengel

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

Staff Present: Jeff Ruggieri, Director of Development Services; Alice Wilson, GIS Manager; Amanda Ohlenschlen, Community and Economic Development Manager; D’Aja Fulmore, Community Development Coordinator

1. Welcome and Call to Order

Chair Tharesa Lee called this meeting to order at 6:01PM.

2. Public Comment

No public comments were received. Local citizens John Phaup and Mike Williams were both welcomed as guests.

3. Approval of Minutes: Approval of Minutes from 6/25/2020 Meeting and 7/8/2020 meeting.

Commissioner Kip Peregoy made a motion to approve the minutes from the June 25, 2020 meeting. This motion was seconded by Commissioner Steve Strickland.

Commissioner Strickland made a motion to approve the minutes from the July 8, 2020 meeting. This motion was seconded by Commissioner Kip Peregoy.

4. Discussion on Possible Sale of 1108 LaGrange (PID 8-014-194)

Mr. Ruggieri opened discussion stating that the owner of 1800 Jarvis Street had inquired about purchasing the lot at 1108 LaGrange Street. Mr. Ruggieri stated that the lot is outside of the 100-year flood plain and contiguous to another city-owned lot at 1804 Jarvis Street. Mr. Ruggieri asked the Commission if they would want to keep the property or if they would be interested in selling.

Alderwoman Sabrina Bengal asked if restrictions could be placed on the property. Commissioner Kip Peregoy stated that he had been out to see the property, and due to it being outside of the floodplain, it is one of the few places the Commission has to really work with and could use to create housing stock in that area. Commissioner Strickland stated that now would be a good time

to discuss logistics and thought it would be good to assess how far away the Commission is from being ready to do something with the lot and to consider the perception if the Commission holds off on selling the property and the property continues to sit there for another 10-15 years. Mr. Ruggieri asked if a short-term lease would be a good idea. After discussing this, it was determined that a short-term lease wouldn't be best. Commissioner Morgan stated that it would be good to know the intended use. A final recommendation was made to have a conversation with the potential buyer to get clarity on the purpose of use and if there is no intention to build, the Commission will retain the property.

5. Subcommittee Updates

Mr. Ruggieri gave a report on the Neighborhood Committee, stating that the last neighborhood clean-up involved the removal of trees and interacting with community members about the future of maintaining cleanliness. Mr. Ruggieri told the Commission that the next neighborhood walkthrough would take place with the Public Works Department on August 13, 2020.

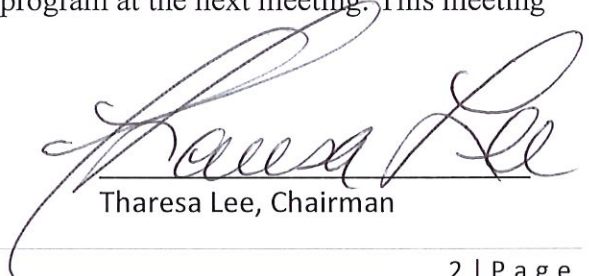
Commissioner Maria Cho gave an update on the Health/Wellness Committee. Commissioner Cho stated that the last virtual informational session was successful, but advertisement would be done well in advance next time. Commissioner Cho stated that there were good questions captured and the presenters were very knowledgeable. Commissioner Cho told commissioners that the committee will keep these sessions going and the next Zoom meeting would be held on Wednesday, August 19, 2020.

For the housing committee update, Mr. Ruggieri told the Commission that Commissioner Beth Walker is currently working on developing a layout of the property located at 1023 Pollock Street. Mr. Ruggieri stated that there had been good impressions for the structural engineer, but there would need to be a deeper look at cash flow. Mr. Ruggieri stated that he had been in contact with Twin Rivers Opportunities to get some pertinent information and that the 'return of income' was a bit concerning. Alderwoman Sabrina Bengel asked if the Commission should consider a loan for rehab. Mr. Ruggieri responded that it was best to use CDBG for now. Mr. Ruggieri told the Commission that he would be going out to the property with one of the inspectors and the Commission agreed to discuss the property more in-depth at a later meeting.

6. New Business/Discussion

Commissioner Kip Perego stated that he would like to know how the Commission could go ahead and get the Rental Registration Program in place. Mr. Ruggieri told the Commission he would have more information about the registration program at the next meeting. This meeting adjourned at 6:55PM.

Date approved: 10/28/20


Theresa Lee, Chairman

73
74
75
76
77

Attest:


D'Aja Fulmore, Recording Secretary