

**City of New Bern**  
**Redevelopment Commission Meeting**  
**October 28, 2020**  
**303 First Street- Development Services**

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

**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; D'Aja Fulmore, Community Development Coordinator

**1. Welcome and Call to Order**

Chair Theresa Lee called this meeting to order at 6:04PM.

**2. Public Comment**

No public comments were received.

**3. Mike Williams: Executive Director, Habitat for Humanity.**

Mike Williams, Executive Director of Habitat for Humanity is expected to address the Commission at the next meeting.

**4. Residential Inspection Program**

Mr. Jeff Ruggieri, director of Development Services, provided an overview of how a Residential Inspections' Program would complement goals and objectives outlined in the Redevelopment Plan. Mr. Ruggieri told commissioners that this meeting would need to involve discussion around the actual process of the proposed program. Mr. Ruggieri stated that inspections would be done by breaking the community up into subareas and a checklist would be developed to use while on-site inspections occur. Mr. Ruggieri told commissioners that more in-depth inspections would have to take place for Section 8 homes and homes that will need CDBG assistance. Mr. Ruggieri stated that the program will be expected to have a lag, as there is a limited amount of CDBG funds that would be able to be used to assist owners with rehabilitation and this lag is expected to be up to a year. Mr. Ruggieri also told the Commission that a discussion needed to be held before a public hearing could take place and the official program be presented to the Board of Aldermen.

Transitioning into discussion, Commissioner Leander Morgan asked what would happen if heir property has owners who live in the area and meet the low-income requirements but there was another owner living out of state who does not meet the income requirements. Mr. Ruggieri stated that he would have to check into seeing how issues related to heir property can be solved.

Commissioner John Young asked if due process requires an appeal process to this program. Mr. Ruggieri responded no. Commissioner Young stated that an appeal process would normally be allowed when condemning homes. Mr. Ruggieri responded by stating that the Commission is not condemning homes but will be assisting with getting homes repaired and brought up to minimum code. Co-Chair Jaimee Bullock-Mosley asked what the worst-case scenario would be if a person does not meet minimum housing code. Mr. Ruggieri explained that the meetings would be held to meet with homeowners to assist with bringing them into compliance. Co-Chair Bullock stated that she felt it would be good to publish minimum housing requirement documents on the City's website for the public to have knowledge of standards. Co-Chair Bullock stated that after notification is given to residents, they should receive the most amount of time for response. Co-Chair Bullock stated that this should move from 7-10 days to possibly 14 days to ensure adequate response time for residents. Commissioners continued to discuss what it would be like to hold a public hearing on this matter. Alderwoman Sabrina Bengel stated that she felt having the hearing at the Omega Center with the community would probably be the best idea. Commissioners continued to discuss the possibility of displacement of residents and the Commission not having anywhere to move residents who may be displaced as home repairs take place. Alderwoman Bengel suggested that it would be good to get homes registered and that would help to better know what homes need repairs. Mr. Ruggieri stated that he would work on getting a list of homes. Co-Chair Bullock stated that it would be best to work on a relocation option. Commissioners continued to discuss ways to possibly get a better look at homeowners in the area and get a better assessment of what these homes may need.

A motion was made to continue this discussion at the next meeting by Commissioner Kip Peregoy. This motion was seconded by Commissioner Steve Strickland. The motion carried.

## **5. Staff Updates**

Mr. Ruggieri told commissioners that Foss Recycling has stated that they will take up to 1000 cars with no cost to anyone, with the VIN number being required. Mr. Ruggieri asked the Commission how they feel this should be presented to the community so they can know that this option is available to them. Commissioner Morgan stated that this is a great opportunity and would help many residents aid in neighborhood cleanup without receiving enforcement by the City. Commissioners discussed the current amount of junk cars that can be seen throughout the Duffyfield Community. Mr. Ruggieri stated that he would work on developing a flyer to inform citizens and a document that a homeowner can sign, giving approval for the removal of the cars.

## **6. New Business/Discussion**

Mr. Ruggieri stated that a deed restriction was placed on the McCotter house that states that the property must be a police substation, but it can change, by requesting the U.S. Marshall. Alderwoman Bengel stated that a request can be sent to the Board of Aldermen and Scott Davis will file the request. The Commission discussed wanting to amend the restriction on the



McCotter house to allow for Community Support Services including but not limited to uses that support community health and wellness, housing support services, and education.

A motion was made by Commissioner Peregoy to recommend the Board of Alderman petition the US Marshall service to amend the restriction on the McCotter house to allow for Community Support Services including but not limited to uses that support community health and wellness, housing support services, and education. This motion was seconded by Commissioner Strickland. The motion carried.

Commissioner Morgan made a motion to continue existing partnership with City of New Bern Public Works Dept regarding lot maintenance and community cleanup. This motion was seconded by Commissioner Strickland. The motion carried.

This meeting adjourned at 7:20pm.

Date approved: \_\_\_\_\_

11.18.2020

  
Theresa Lee, Chairman

Attest: \_\_\_\_\_

  
D'Aja Fulmore, Recording Secretary