1	City of New Bern
2	Redevelopment Commission Meeting
3	June 9, 2021
4	303 First Street- Development Services
5 6	Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Maria Cho, Steve Strickland, Beth Walker, Julian Tripp, John Young, Tabari Wallace
7	Ex-Officio Members Present: Alderwoman Sabrina Bengel, Alderwoman Barbara Best
8	Members Excused (E)/Absent (A): Leander Morgan (E)
9 10	Staff Present: Jeff Ruggieri, Director of Development Services; D'Aja Fulmore, Community Development Coordinator; Alice Wilson, GIS Manager; Nadia Abdul-Hadi, Planner I
11 12 13	 Welcome and Call to Order Chair Tharesa Lee called this meeting to order at 6:01 PM and began with a reading of the Commission's guiding principles.
14 15 16 17 18	2. Public Comment Local citizen, Ramona Greene, stood before the Commission to provide updates regarding Juneteenth events happening in the community. Ms. Greene began by providing a historical overview of Juneteenth. Ms. Greene told the Commission that events will commence on Friday and proceeded to briefly summarize a calendar of events.
19 20 21 22 23 24 25 26	3. Approval of Minutes Minutes from the 04/28/2021 Redevelopment Commission Special Called Meeting and 05/12/2021 Regular Meeting were presented. Commissioner John Young and Co-Chair Kip Peregoy expressed corrections needing to be made for both sets of minutes. Additionally, Alderwoman Barbara Best expressed a need for correction regarding her attendance at the 04/28/2021 Special Called Meeting. Both sets of minutes were corrected by the City's Community Development Coordinator and Co-Chair Peregoy made a motion to approve the minutes. This motion was seconded by Commissioner Steve Strickland.
27 28 29 30 31 32 33 34 35	4. Presentation: By Michael S. Cole, Sr. Jeff Ruggieri, director of Development Services, began with an introduction of Mr. Michael Cole. Mr. Ruggieri stated that Mr. Cole had been working at synthesizing a Redevelopment Plan for the old Days Inn site and was present at the meeting to talk about it. Mr. Cole stood before the Commission, stating that he is from Raleigh but knows a lot about New Bern. Mr. Cole explained his role in working with the development of the Carolina East Cancer Center and the Carolina Avenue project. Mr. Cole explained that his firm, ColeJenest & Stone, has completed almost 5,000 projects since founded in 1988 and won numerous design and engineering awards across every market sector. Mr. Cole then made a presentation to the Commission about the
36 37 38	Days Inn site, stating that he has studied the land in that area and there are many options for redevelopment. His presentation included a proposal for economic development along with apartments with multi-family units. Mr. Cole also showed examples of other cities he has worked

with and told the Commission that the ultimate goal is to develop an RFP to send developers to partner with the City for redevelopment of the area. The following slides are attached as part of Mr. Cole's presentation:

MOSELEYARCHITECTS

1-00.00 1-1 mg

L New Street POLIDCK STREET CUZE BUILDING C Apartments 3 floors (64 units) PRINCESS STREET

FLEET STREET

SITE SUMMARY RETALLOFFICE BUILDING A

l

RETAIL/OFFICE BUILDING B

APARTMENTS BUILDING C

NEW BERN UDO PARKING REQUIREMENTS

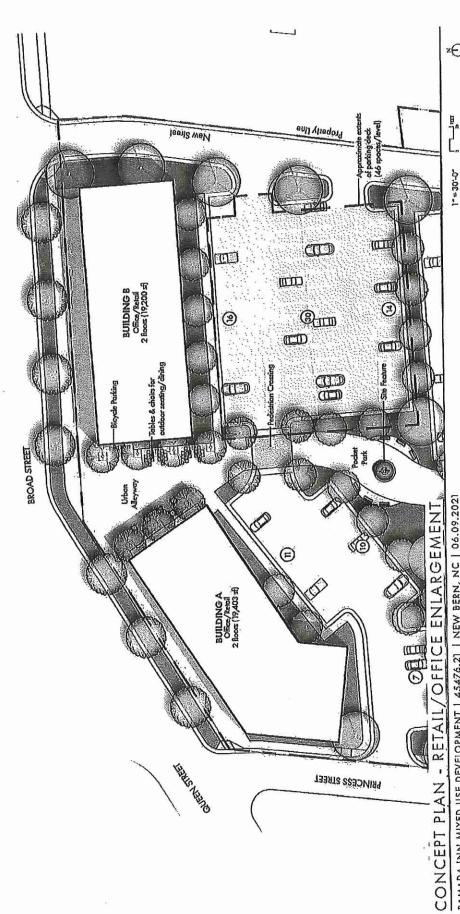
WINDTANKIN (1915): SAVECESS

BLOBY NECESAUSTIN SAVECESS
OFFICE ACTIVITY SAVECESS
SETIL HONOLINE 2.1111 (SAVECESS) SF
RETALLEND (1916): SAVECESS SF
RETALLEND (1916): SAVECESS SF
RETALLEND (1916): SAVECES ST
SAVE SAVECES SAVECES ST
SAVECES SAVECES

1-*60-0"

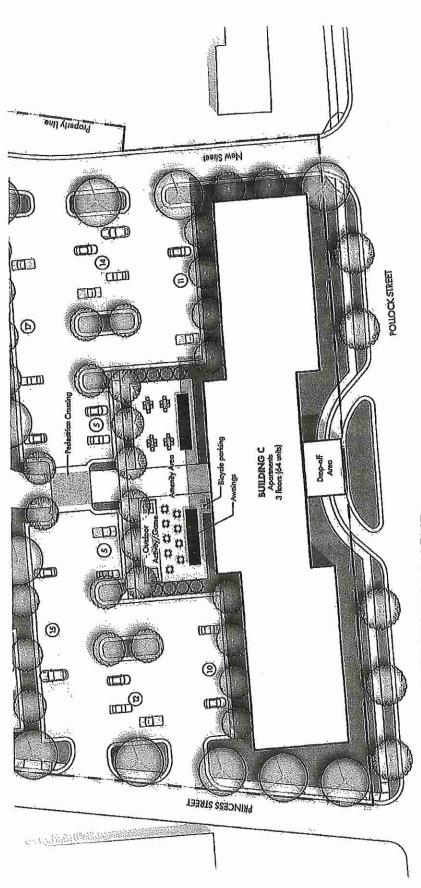
MOSELEYARCHITECTS

CONCEPT PLAN



RAMADA INN MIXED USE DEVELOPMENT | 45476.21 | NEW BERN, NC | 06.09.2021

MOSELEYARCHITECTS



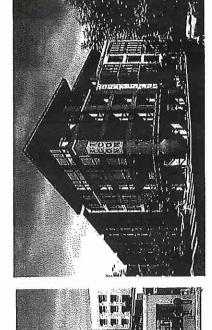
CONCEPT PLAN - APARTMENTS ENLARGEMENT

RAMADA INN MIXED USE DEVELOPMENT | 45476.21 | NEW BERN, NC | 06.09.2021

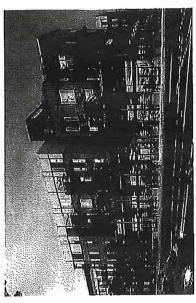
MOSELEYARCHITECTS

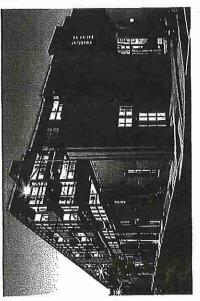
1.+30.0.

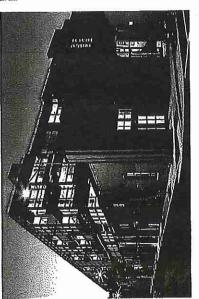




00



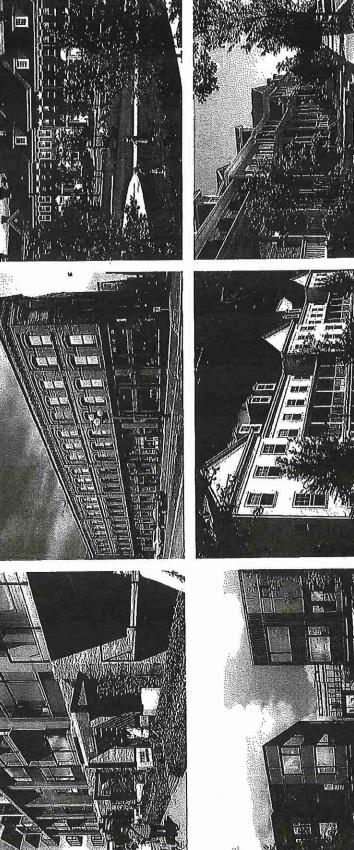


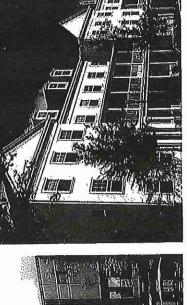


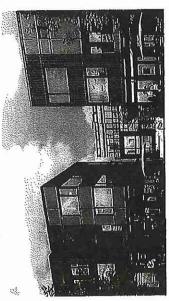
PRECEDENTS







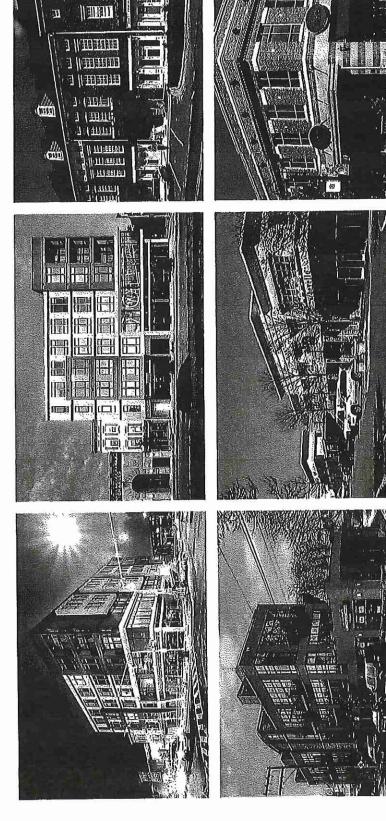




PRECEDENTS

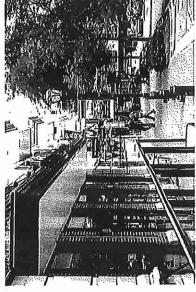


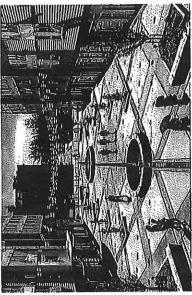


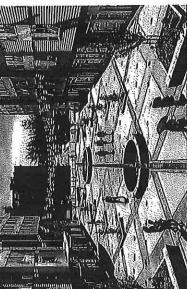


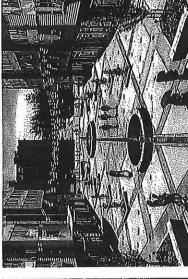
PRECEDENTS

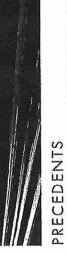




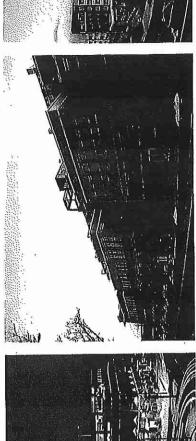






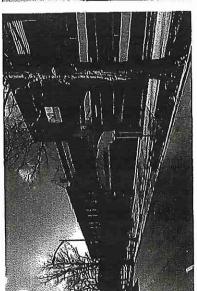
















5. Acceptance of 602 Gaston House

Jeff Ruggieri, director of Development Services, told the Commission that he received a proposal from the City Manager back in February who approached him concerning the property at 602 Gaston Boulevard. Mr. Ruggieri told the Commission an entire pro forma for the property had been prepared and it totals approximately \$115K to get the house repaired and on a new lot at 911 Eubanks Street. Mr. Ruggieri explained that the City attorney has requested that the Commission accept ownership through formal motion and the Board of Aldermen will then give the property to the Commission without the upset bid process. Mr. Ruggieri explained that a motion is required to accept the structure. Co-Chair Kip Peregoy made a motion for the Commission to accept the structure at 602 Gaston Boulevard. This motion was seconded by Commissioner Beth Walker. This motion carried unanimously (8-0).

6. Committee Updates

Mr. Ruggieri began by providing an update for the Neighborhood Committee. Mr. Ruggieri stated that the Commission needs to focus on the removal of junk vehicles. Mr. Ruggieri stated that no one has taken advantage of the current program that will removal junk cars at no charge in the Duffyfield community. Alderwoman Sabrina Bengel stated that the price of junk is now going up and there are many people waiting to take cars to the local junkyard as a source of income. Mr. Ruggieri told commissioners he was open to receiving any feedback on how to improve the current junk car removal program.

- Commissioner Maria Cho presented an itemized list of Health Committee updates that included the following:
 - 1. The Health Committee recently developed a QR Code Card to increase participation in Community Health Assessment.
 - 2. The Health Committee determined distribution sites and events for engagement including the Juneteenth Festival, Dodge City Convenient Store, Boys and Girls Club, Habitat for Humanity, and more.
 - 3. The Health Committee is working alongside Jeff Ruggieri and Margaret Shiels to identify grant sources for a future Community Health Center.

7. Old Business

Attorney Jaimee Bullock-Mosley reminded the Commission of their previous vote to enter an agreement regarding the purchase of 203 and 207 Jones Street. Mrs. Bullock-Mosley stated that the Commission's offer had been accepted and the expected close date is July 12, 2021. Mrs. Bullock-Mosley also reminded the Commission of their vote in January to acquire 6 properties on 1st Avenue from citizen, Kenny Allen. Mrs. Bullock-Mosley stated that, while it was discovered that residents were still living in some of the homes and more time was needed, Mr. Allen agreed to extend the contract to ensure the property is unencumbered.

8. New Business

No new business was presented. Co-Chair Kip Peregoy made a motion to adjourn the meeting.

107	This motion was seconded by Commissioner Strickle	and.
108		
109	This meeting adjourned at 7:05pm.	
110		
111	Date approved: 9/22/26 21	Lanneron
112	Date approved:	/ alle q
113	* U	/ Tharesa Lee, Chairman
114		
115		
116	Attest:	- Marie Control of the Control of th
117	D'Aja Fulmore, Reco rding Se cretary	