

39 with and told the Commission that the ultimate goal is to develop an RFP to send developers to
40 partner with the City for redevelopment of the area.

41 The following slides are attached as part of Mr. Cole's presentation:

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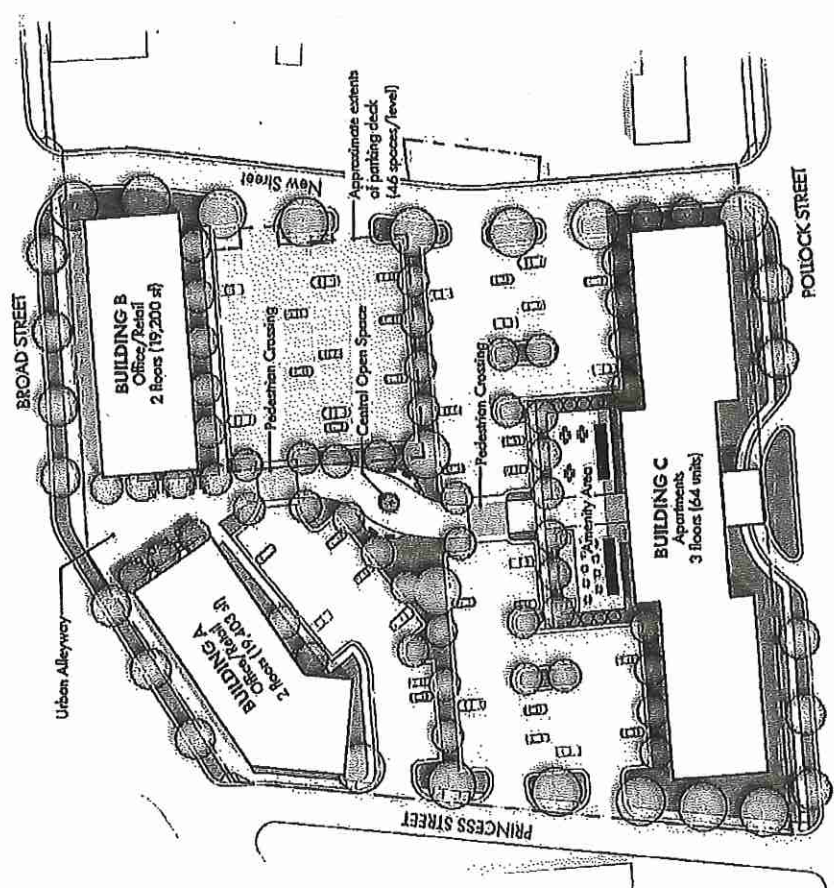
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SITE SUMMARY

RETAIL OFFICE BUILDING A	RETAIL OFFICE BUILDING B	APARTMENTS BUILDING C
19,200 SF	19,200 SF	64 UNITS
2 FLOORS	2 FLOORS	3 FLOORS
LEVEL 1 (RETAIL) - 9,700.5 SF	LEVEL 1 (RETAIL) - 9,700.5 SF	PARKING REQUIRED - 1 SPACE/UNIT = 64 SPACES
LEVEL 2 (OFFICE) - 9,700.5 SF	LEVEL 2 (OFFICE) - 9,700.5 SF	PARKING PROVIDED - 64 SPACES
PARKING PROVIDED (RETAIL) - 1 SPACE/200 SF = 48 SPACES	PARKING PROVIDED (RETAIL) - 1 SPACE/200 SF = 48 SPACES	
PARKING PROVIDED (OFFICE) - 1 SPACE/400 SF = 24 SPACES	PARKING PROVIDED (OFFICE) - 1 SPACE/400 SF = 24 SPACES	
PARKING PROVIDED (OFFICE) - 1 SPACE/400 SF = 24 SPACES	PARKING PROVIDED (OFFICE) - 1 SPACE/400 SF = 24 SPACES	
PARKING PROVIDED (OFFICE) - 1 SPACE/400 SF = 24 SPACES	PARKING PROVIDED (OFFICE) - 1 SPACE/400 SF = 24 SPACES	
	INCREASE OFFICE SF BY 1,000 SF WITH 1 LEVEL PARKING DECK - TWO ADDITIONAL LEVELS @ 48 SPACES/LEVEL = 96 SPACES	
		NEW BERN UDO PARKING REQUIREMENTS
		MULTI-FAMILY (1,200+): 1 SPACE/UNIT
		ELDERLY INDEPENDENT HOUSING (1,400+): 1 SPACE/UNIT
		OFFICE (2,000+): 1 SPACE/400 SF
		RESTAURANT (1,000+): 1 SPACE/100 SF = 1 SPACE
		RESTAURANT (1,000+): 1 SPACE/100 SF = 1 SPACE

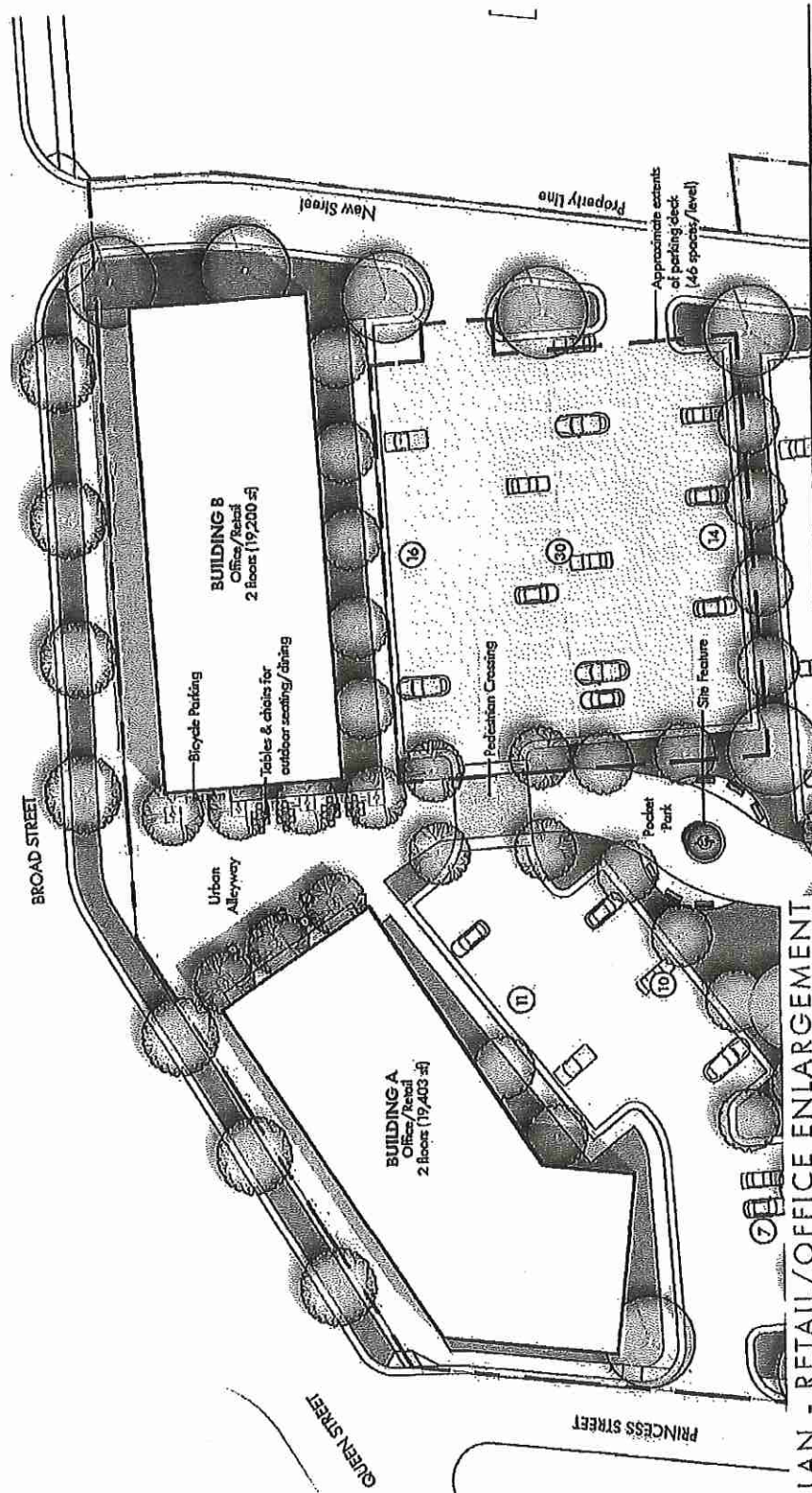
CONCEPT PLAN

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



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1" = 60'-0"



CONCEPT PLAN - RETAIL/OFFICE ENLARGEMENT

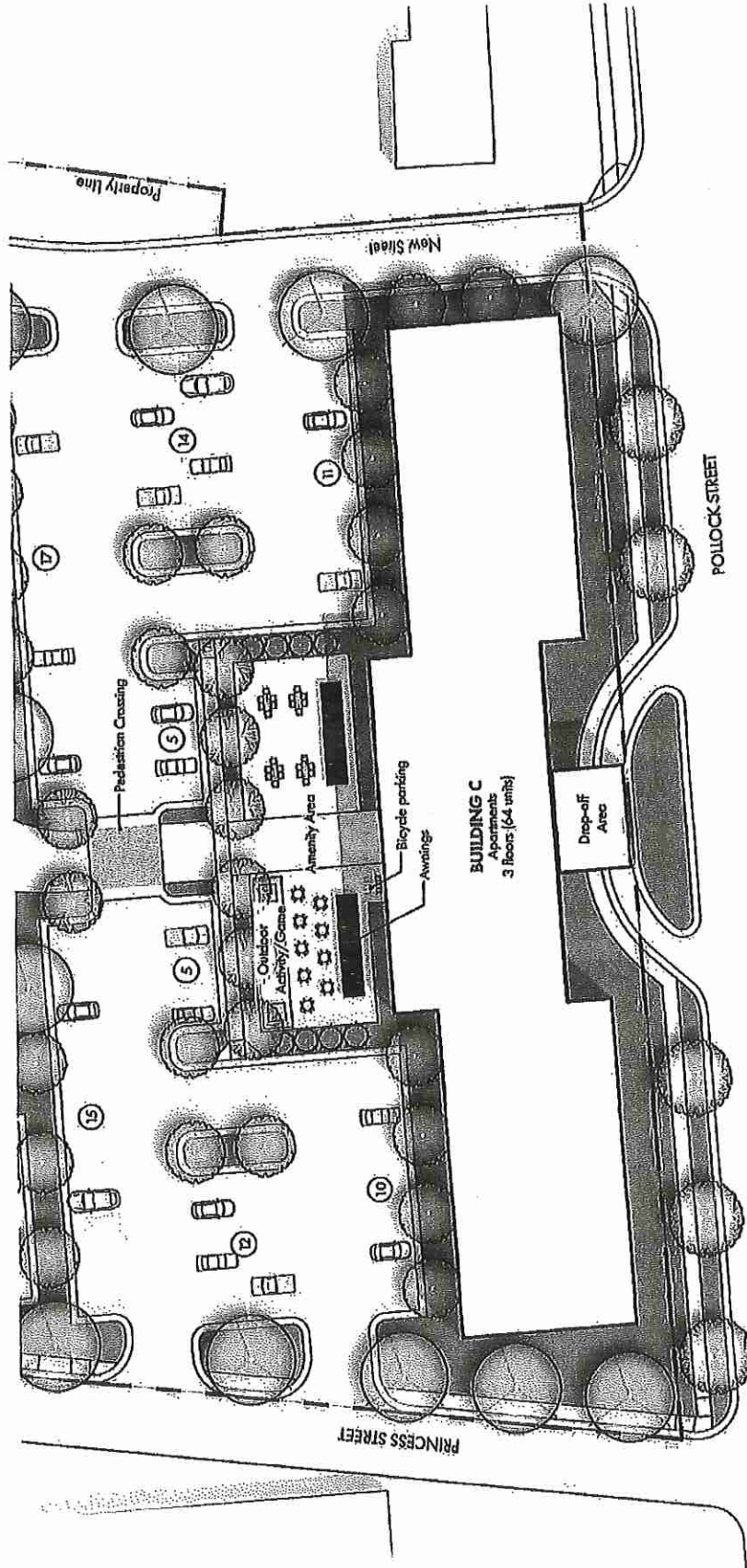
RAMADA INN MIXED USE DEVELOPMENT | 4S476.21 | NEW BERN, NC | 06.09.2021



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1" = 30'-0"



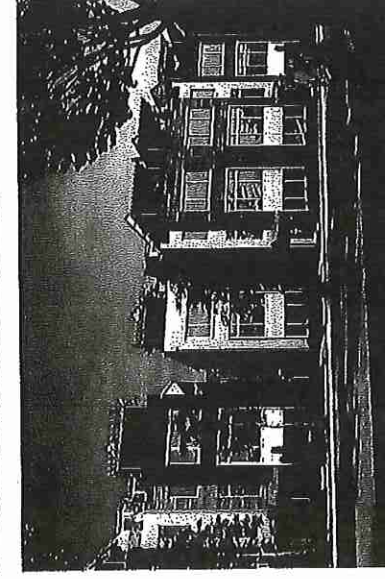
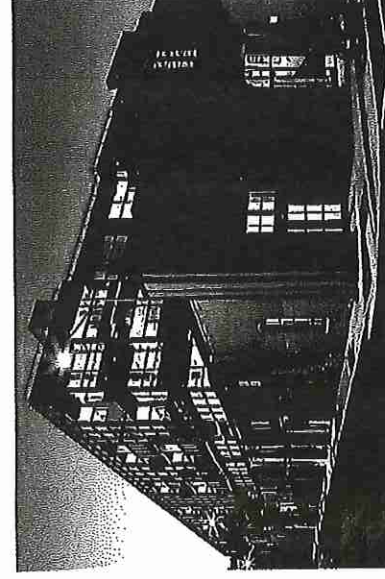
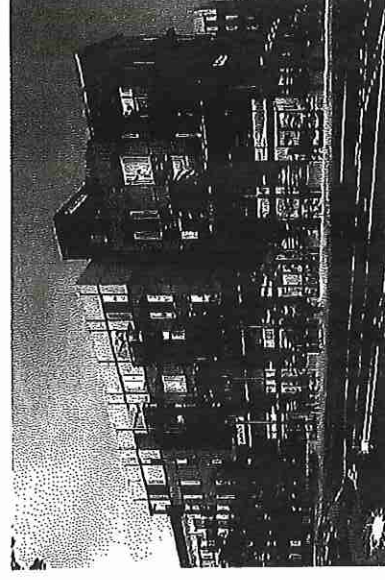
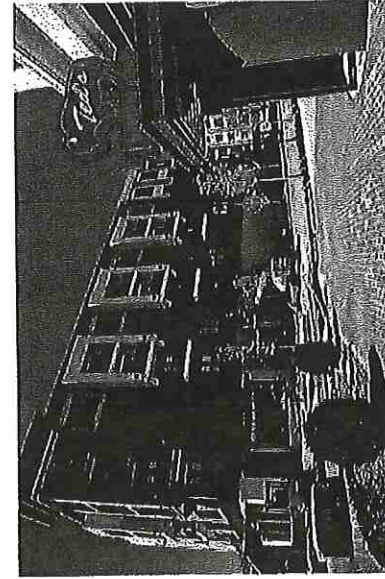
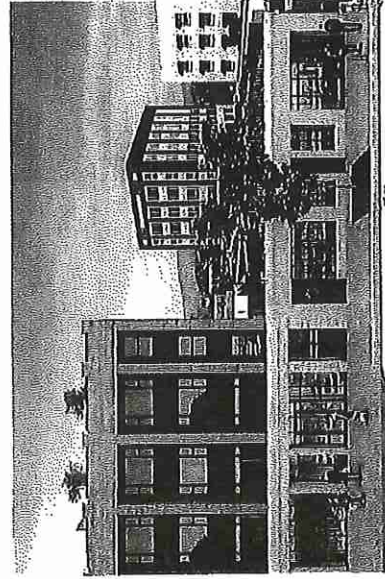
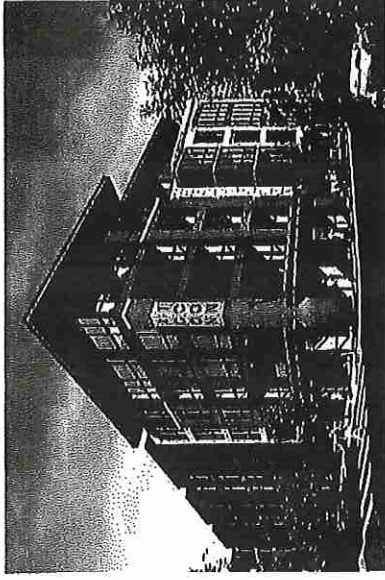
CONCEPT PLAN - APARTMENTS ENLARGEMENT

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1"=30'-0" - 1"=30'-0" - 1"=30'-0"

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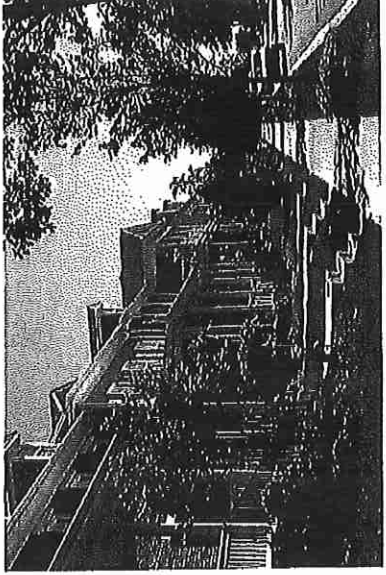
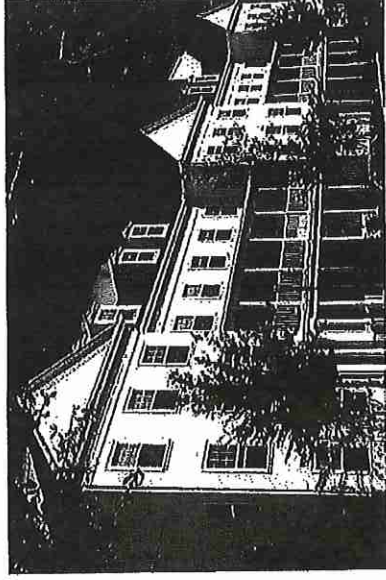
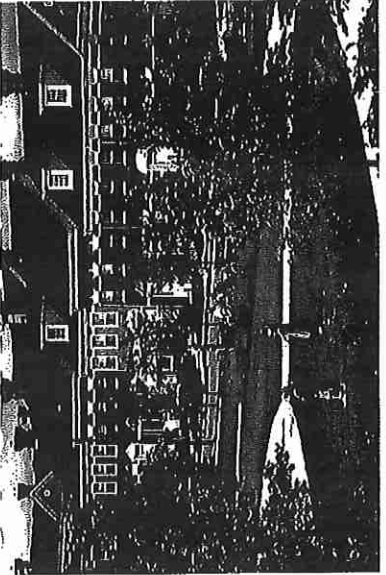
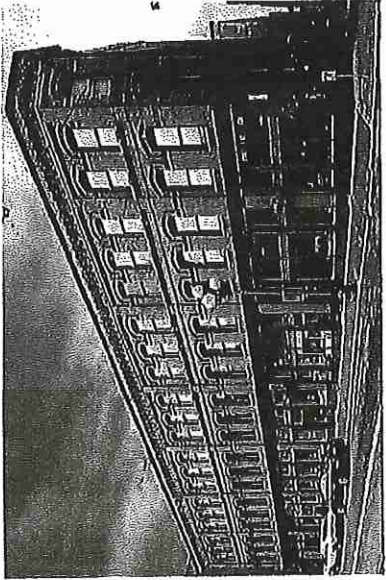
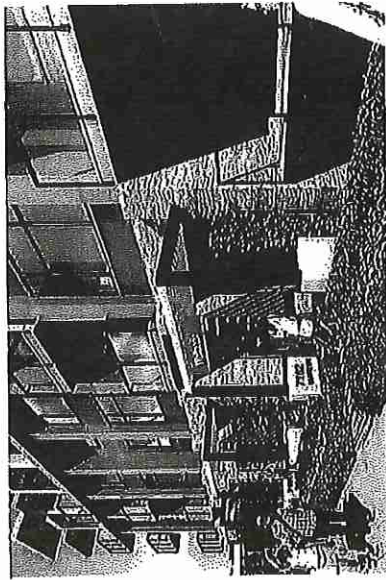
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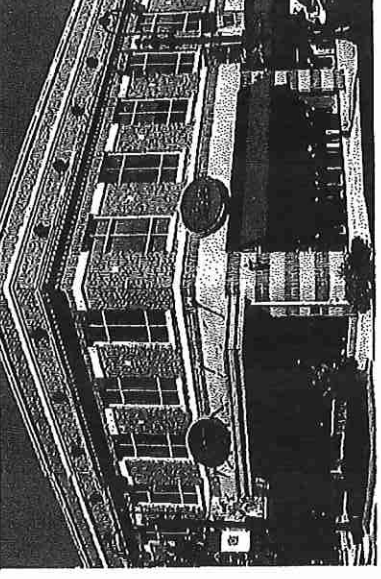
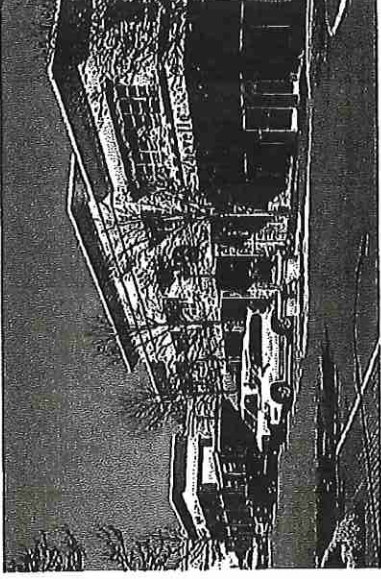
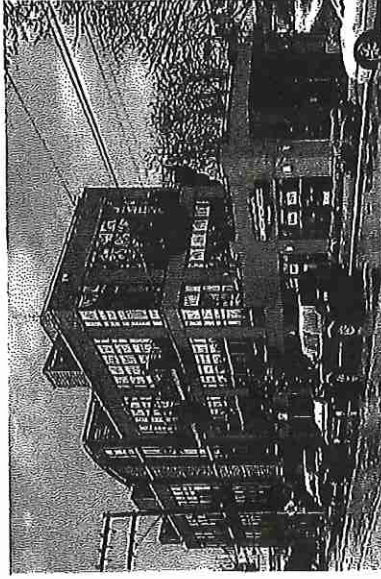
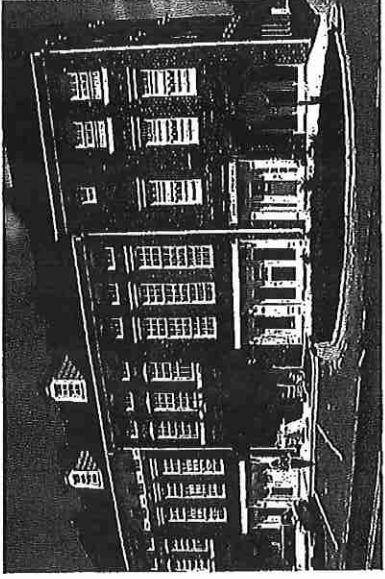
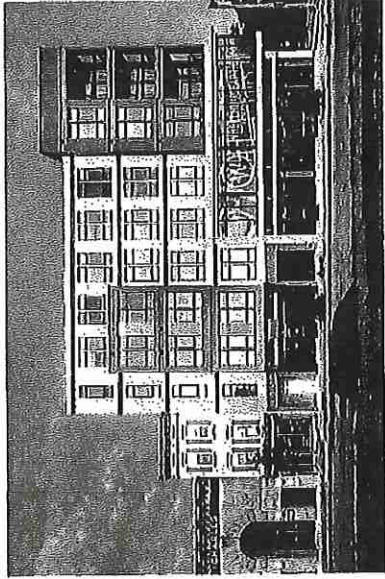
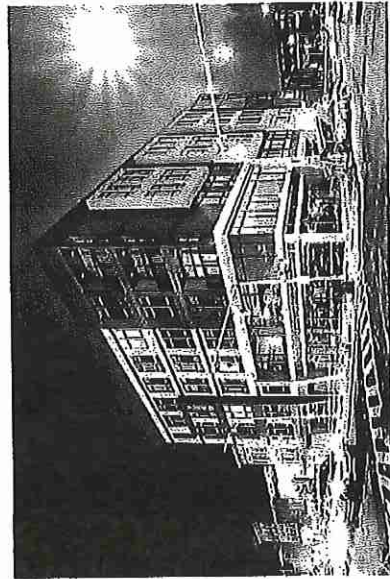
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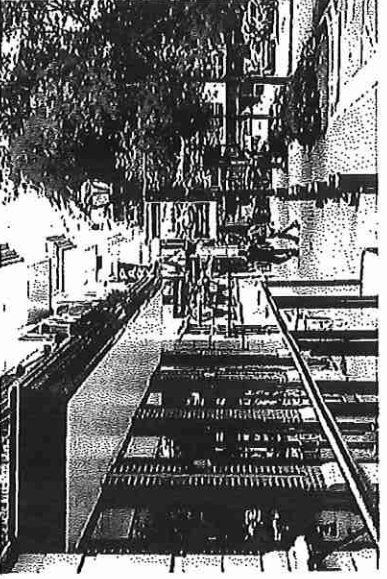
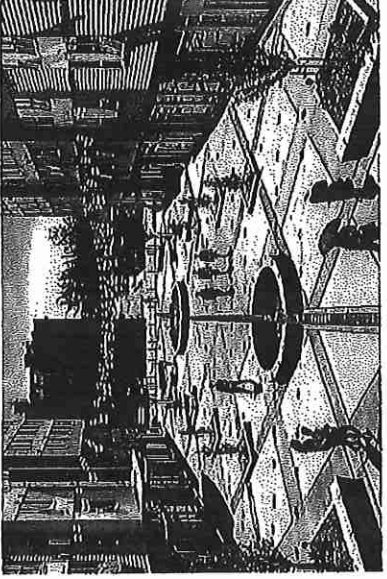
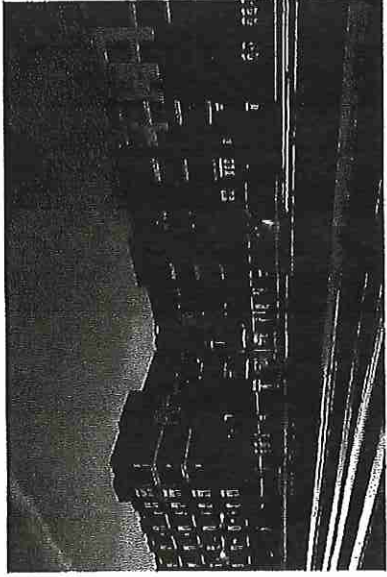
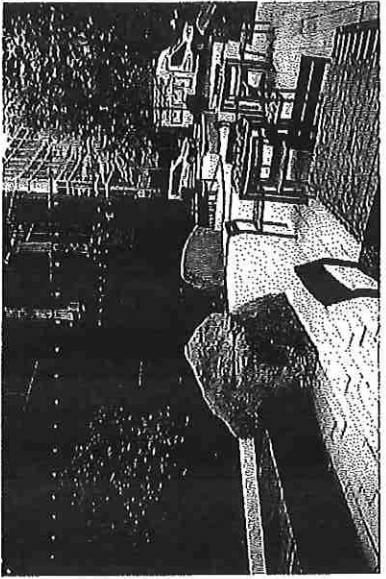
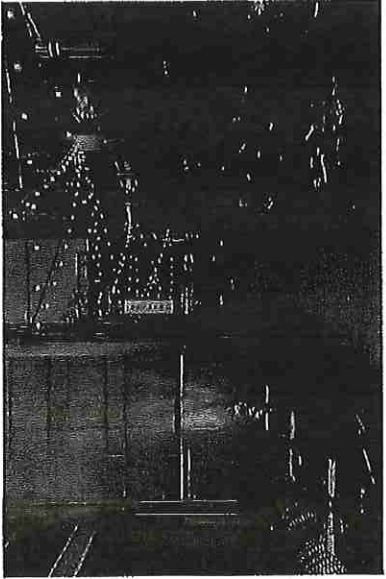
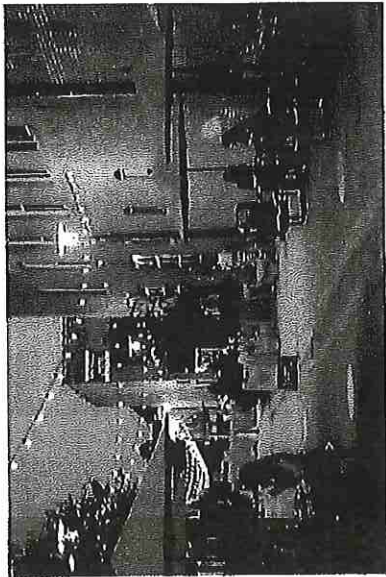
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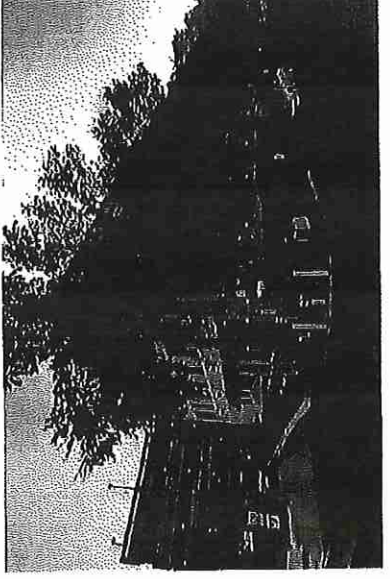
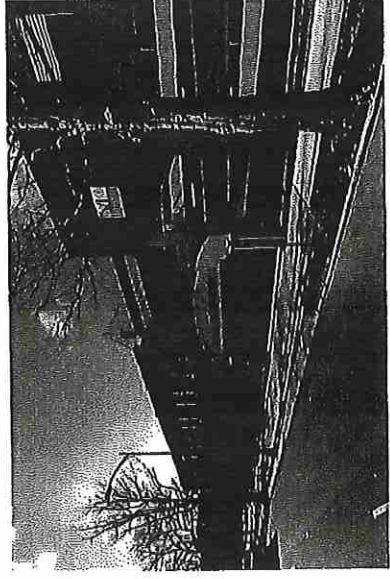
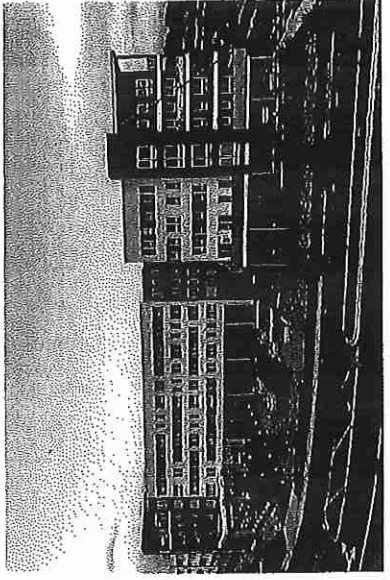
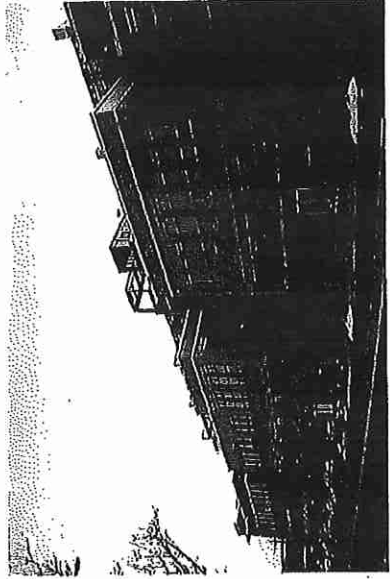
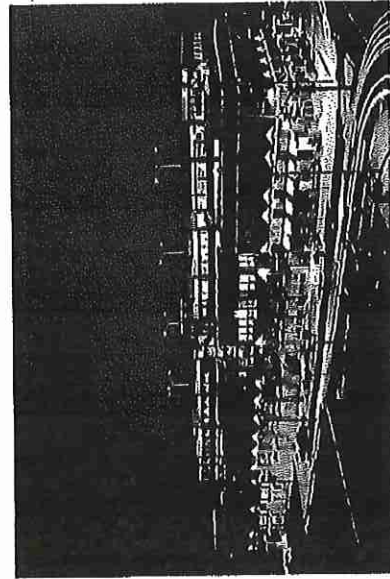
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68 **5. Acceptance of 602 Gaston House**

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

79 **6. Committee Updates**

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

87 Commissioner Maria Cho presented an itemized list of Health Committee updates that included
88 the following:

- 89 • 1. The Health Committee recently developed a QR Code Card to increase participation in
90 Community Health Assessment.
- 91 • 2. The Health Committee determined distribution sites and events for engagement
92 including the Juneteenth Festival, Dodge City Convenient Store, Boys and Girls Club,
93 Habitat for Humanity, and more.
- 94 • 3. The Health Committee is working alongside Jeff Ruggieri and Margaret Shiels to
95 identify grant sources for a future Community Health Center.

96
97 **7. Old Business**

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


105 **8. New Business**

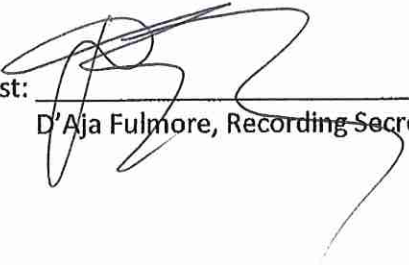
106 No new business was presented. Co-Chair Kip Peregoy made a motion to adjourn the meeting.

107 This motion was seconded by Commissioner Strickland.

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109 This meeting adjourned at 7:05pm.

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111
112 Date approved: 9/22/2021


Tharesa Lee, Chairman

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115
116 Attest: 

117 D'Aja Fulmore, Recording Secretary