

City of New Bern
Redevelopment Commission Special Called Meeting
September 22, 2021
303 First Street- Development Services

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Maria Cho, Steve Strickland, Beth Walker, John Young, Julian Tripp, Tabari Wallace

Ex-Officio Members Present: Alderwoman Jameesha Harris

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

Staff Present: Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen, 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 6:00 PM.

2. Public Comment

No public comment was received.

3. Approval of Minutes

No minutes were presented at this meeting.

4. Presentation of Phase 1 Report by Ujima Developers

Chair Lee began by briefly reminding the Commission of their previous meetings with Dr. Caldwell of Ujima Developers. Chair Lee opened the floor for discussion of the Phase 1 report amongst Commissioners. Commissioner Beth Walker stated that she felt better after speaking with Dr. Caldwell and finding out the actual deliverables. Commissioner Maria Cho stated she did not have any remarks. Commissioner John Young also stated that he did not have any remarks. Co-Chair Peregoy stated that he felt everything has been focused on what the Commission needs it to be after talking with Dr. Caldwell. Commissioner Steve Strickland added that taking the next steps in the process with Dr. Caldwell seems most logical and reasonably priced. Commissioner Strickland stated that everything has been listened to and the community is excited about working with Dr. Caldwell on the project. Commissioner Tabari Wallace stated that he had no remarks. Commissioner Cho asked how the co-design session in the community will look. Jeff Ruggieri, director of Development Services stated that it will be figured out after Phase II has been approved.

Co-Chair Peregoy asked Attorney Jaimee Bullock if everything looked good enough for the Commission to move forward. Attorney Bullock responded yes, stating that she wanted to make it clear that this project, depending on contract price, may be subject to statutory bid requirements. Attorney Bullock stated this language may need to be sent to Dr. Caldwell so he

would have clarity on how things may look going forward. Mr. Ruggieri stated that staff would coordinate and work to ensure that the bid process is presented to Dr. Caldwell. Attorney Bullock suggested preparation of a formalized document of Phase II deliverables, with a signed document showing that formal practices have been understood by all parties.

Commissioner Steve Strickland made a motion that following the conceptual design process, the Commission will enter good faith negotiations with Ujima Developers regarding being the potential developer of the project, subject to statutory requirements.

This motion was seconded by Commissioner Young.

5. Old Business

Mr. Ruggieri stated that the property at 602 Gaston Boulevard is being scheduled for moving. Mr. Ruggieri also stated that the Kenny Allen project is underway and will close within 30 days.

6. New Business:

No new business was presented.

Commissioner Strickland made a motion to adjourn. This motion was seconded by Co-Chair Peregoy. The motion unanimously carried (8-0).

This meeting adjourned at 6:35PM

Date approved: 10/13/21


Theresa Lee, Chairman

Attest: 
D'Aja Fulmore, Recording Secretary