

City of New Bern
Redevelopment Commission Meeting
October 13, 2021

303 First Street- Development Services

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

Ex-Officio Members Present: Alderwoman Sabrina Bengel, Alderwoman Jameesha Harris

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

Staff Present: Jeff Ruggieri, Director of Development Services; D'Aja Fulmore, Community Development Coordinator; Alice Wilson, GIS Manager

1. Welcome and Call to Order

Chair Lee called this meeting to order at 6:00 PM and began with a reading of the Commission's guiding principles.

2. Public Comment

No public comments were received.

3. Approval of Minutes

Minutes from the September 8, 2021, meeting were presented. A motion to approve the minutes was made by Co-Chair Peregoy and seconded by Commissioner Wallace.

Minutes from the September 22, 2021 meeting were presented. A motion to approve the minutes was made by Co-Chair Peregoy and seconded by Commissioner Walker.

4. Request from Angelo Newkirk Jr to Purchase Parcel ID 8-020-134

At the August 11, 2021 Commission meeting, the request from citizen Angelo Newkirk to purchase the subject property was tabled. The property is in the 100-year flood plain and has a base flood elevation of 9'.

Co-Chair Peregoy stated that Mr. Newkirk also owns 913 Green Street, and it might be worth seeing if he would be willing to trade the two pieces of property. Jeff Ruggieri, director of Development Services, stated that Mr. Newkirk has emailed and is seeking to use the property to add to his other two parcels he currently owns, and these are vacant lots. Co-Chair Peregoy made a motion to table the purchase of the parcel for a later meeting to allow Mr. Ruggieri the opportunity to negotiate with Mr. Newkirk. This motion was seconded by Commissioner Steve Strickland.

5. Demolition Costs, 203 Jones Street

At the September 8, 2021 Commission meeting, the Commission gave staff direction to obtain cost estimates to demolish the structure located at 203 Jones Street. City staff contacted City of New Bern Public Works Department and received a quote of \$5,500 to demolish the structure. Jeff Ruggieri, director of Development Services, contacted two additional demolition contractors and each stated their cost would be over \$10,000. Co-Chair Peregoy asked if the Historic Preservation Commission would have documentation on the history of the home. Commissioner John Young stated there should be a plaque placed near the home to honor its history. Co-Chair Peregoy made a motion for staff to move forward with demolition of the structure located at 203 Jones Street with acknowledgment of its historical significance. This motion was seconded by Commissioner Julian Tripp.

6. Committee Updates

Commissioner Maria Cho provided the Health and Wellness working group update, stating that the group is currently planning for Community Relations Day to be held on November 20, 2021, at Lawson Creek Park. Commissioner Cho explained that Community Relations Day will be going before the Board of Aldermen to be adopted as an annual day of celebration in the community. Commissioner Cho told the Commission the event will serve as an opportunity for engagement with the community to further aid in the distribution of the health assessment that will be conducted in partnership with North Carolina Central University.

Mr. Ruggieri provided an update on the property located at 602 Gaston Boulevard, stating that a contract with the moving company has been coordinated and a power pole will be moved to free up space for the mobilization of the home. Additionally, Mr. Ruggieri told the Commission he had been in conversation with Dr. Caldwell regarding language updates needed to continue the next phase of partnership with Ujima Developers. Mr. Ruggieri also told the Commission that Mr. Kenneth Allen had an issue with the deed of trust on one of the properties along First Avenue. Attorney Jaimee Bullock-Mosley expressed the need to make sure Mr. Allen's properties are unencumbered and unoccupied, with the hopes of closing on Monday.

Mr. Ruggieri gave a final update on the neighborhood cleanup effort, stating that Dr. Holmes is doing exceptionally well working with citizens to remove junk cars in the Duffyfield community.

7. New Business

No new business was presented.

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

Date approved: 11.10.2021



Theresa Lee, Chairman

Attest: 
D'Aja Fulmore, Recording Secretary