

City of New Bern
Redevelopment Commission Meeting
January 26, 2022- 6PM
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, Leander Morgan

Ex-Officio Members Present: Alderwoman Sabrina Bengel

Members Excused (E)/Absent (A): Beth Walker (E)

Staff Present: Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen, Community and Economic Development Manager; Alice Wilson, GIS 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 and began with a reading of the Commission's guiding principles.

2. Public Comment

No public comments were received.

3. Approve Minutes from the 12/08/2021 Redevelopment Commission Meeting:

A motion to approve minutes was made by Commissioner John Young. This motion was seconded by Co-Chair Kip Peregoy. The motion carried unanimously (8-0).

3. Adopt a Resolution Authorizing the Exchange of Real Property:

Jeff Ruggieri, director of Development Services, gave the background on the Commission needing to adopt a resolution authorizing the exchange of Real Property between the Redevelopment Commission of the City of New Bern (PID 8-020-134) and owners Angelo Newkirk Jr and Chevon Kelly (PID 8-006-267).

There were no final remarks regarding this exchange.

A motion to adopt the resolution authorizing the exchange of the properties was made by Co-Chair Kip Peregoy. This motion was seconded by Commissioner Julian Tripp. The motion carried unanimously (8-0).

4. Request from Kurtis Stewart to Recommend the Board of Alderman initiate the upset bid process for 1106 Broad Street (PID 88-012-A-325):

At the November 10, 2021 Redevelopment Commission meeting Chairman Lee received a letter from Kurtis Stewart of True Care Inc. requesting the Commission review and make a recommendation to the Board of Alderman to initiate the upset the bid process for 1106 Broad Street.

Mr. Kurtis Stewart expressed the need for the Commission to be fair in their consideration of this agenda item. Mr. Stewart stated that he would like to use the property for mixed use purposes, as possible office space. Commissioner Leander Morgan complimented Mr. Stewart on his entrepreneurial efforts in the community and expressed support of Mr. Stewart's vision for expansion. Mr. Stewart stated that he felt the need to clarify that this property would not be used to house sex offenders. Mr. Stewart expressed that his investments in the community are also centered upon receiving a financial return.

Commissioner John Young stated that Mr. Stewart has shown good faith in honoring his word and told the Commission that Mr. Stewart's efforts align with the Redevelopment Plan.

A motion was made by Commissioner Morgan to recommend the Board of Aldermen initiate the upset bid process for 1106 Broad Street (PID 88-012-A-325). This motion was seconded by Commissioner Young. The motion carried unanimously (8-0).

6. Committee Updates

Mr. Ruggieri gave an update for the housing committee, stating that the Gaston house is almost ready to be moved. Mr. Ruggieri and Attorney Jaimee Bullock-Mosley explained that the housing committee shall collaborate with Craven County for the choice and release of 10 lots currently owned by the County to be transferred to the Commission.

Regarding neighborhood cleanup efforts, Mr. Ruggieri stated there were 80 junk cars that have been removed from the Redevelopment Area and the community continues to be collaborative in efforts to keep lots clean.

Commissioner Maria Cho gave the health and wellness committee update, stating that the committee met with Dr. Fisher at the Craven County Health Department. Commissioner Cho expressed a satellite health center was discussed, stating that consideration had been given to a health center becoming a part of the Stanley White Recreation Center. Commissioner Tabari Wallace expressed this to be a major concern of the community, explaining that the community wants a health center at the proposed location on Bloomfield Street. Commissioner Wallace

explained how important this is to the community and anything outside of that would be moving away from what was initially stated the intention would be. Commissioner Wallace explained that having the health center on Bloomfield Street gives people a reason to go into the community for their healthcare needs and takes away the notion that it is not a safe community to visit.

The Commission discussed rescheduling an upcoming community tour for viewing selected lots for Commission projects. A motion to schedule the tour for March 5th at 10am starting at Development Services was made by Co-Chair Peregoy and seconded by Commissioner Morgan. The motion carried unanimously (8-0).

6. New Business

Chair Lee stated that properties located at 1414 and 1412 Washington Street had been brought forth for possible donation. Commissioners agreed that this discussion would be tabled for the next meeting agenda.

A motion to adjourn was made by Commissioner Leander Morgan. This motion was seconded by Commissioner Steve Strickland.

This meeting adjourned at 7:30PM.

7 Pauses Lee - Chairman
D Fulmore - Recording Secretary
4/27/2022 - Date