

**City of New Bern**  
**Redevelopment Commission Meeting**  
**February 23, 2022- Special Called Meeting**  
**303 First Street- Development Services**

**Members Present:** Chair Tharesa Lee, Co-Chair Kip Peregoy, Steve Strickland, Julian Tripp, Leander Morgan, Beth Walker, Tabari Wallace

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

**Members Excused (E)/Absent (A):** Maria Cho (E)

**Staff Present:** Matthew Schelly, Interim Director of Development Services; Marvin Williams, Assistant City Manager, Alice Wilson, GIS Manager; D'Aja Fulmore, Community Development Coordinator

**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 comment was received.

**3. Approval of Minutes**

Minutes from the January 26, 2022 meeting were presented. A motion to approve the minutes was made by Commissioner Steve Strickland and seconded by Co-Chair Kip Peregoy.

**4. Commission Health and Wellness Center Discussion**

Chair Lee opened the floor for discussion regarding the Commission's vision for establishing a health and wellness center. The Commission discussed potential rehabilitation costs and stated that it would be worth looking further at funding that may be used for potential rehabilitation. Alderwoman Barbara Best spoke of a recent visit to the McCotter House located at 908 Bloomfield Street. Alderwoman Barbara Best stated that the location would be ideal for a health center, and it seems that getting the building repaired is well within reach.

Local citizen, Reggie Jones, told the Commission that it is also important to discuss the type of programming that will be provided at the site.

Co-Chair Kip Peregoy made a motion to table this agenda item to the next meeting for further discussion. This motion was seconded by Commissioner Strickland and carried unanimously (7-0).

**5. Commission Discussion of Possible Donation of 1412-1414 Washington St:**

Attorney Jaimee Bullock-Mosley stated that the owner of 1412/1414 Washington Street approached the Commission to donate the property to the Commission. Attorney Bullock-Mosley Owner stated that there is a tenant on the property in a mobile home and there is a \$30,000 deed of trust to be satisfied. Additionally, Attorney Bullock-Mosley explained that the owner stated he is not in a position to satisfy the deed until June 2022.

Co-Chair Peregoy stated that the property would be great for the Commission to use as it is a great location for the Duffyfield Canal Restoration process. Commissioners agreed, stating that the property is strategic to the Redevelopment Plan. Commissioner Leander Morgan stated it will be a great property to look at on the Commission's upcoming tour. Co-Chair Peregoy stated that the title must be clean and the Commission is interested in the property. Attorney Bullock-Mosley stated that the gentleman is motivated to ensure donation of the property is made. Commissioners discussed options for relocation for the tenant who is currently occupying the mobile home on the property.

Co-Chair Kip Peregoy made a motion to table this agenda item to the next meeting with a closed session to discuss financials related to the property. This motion was seconded by Commissioner Steve Strickland. The motion unanimously carried (7-0).

#### **6. Commission Recommendation for 12 lots to transfer from County ownership to Redevelopment Commission:**

Co-Chair Peregoy stated that this agenda item has been one of focus for a while and the Commission was told to develop a list of properties for potential conveyance. Co-Chair Peregoy stated that a list has been generated and the selected lots are significant in creating blocks of land that can be acquired for new housing development.

Co-Chair Peregoy made a motion for the list of properties developed to be presented to the County for potential conveyance. This motion was seconded by Commissioner Strickland. The motion carried unanimously (7-0).

#### **7. Committee Updates**

Commissioner Beth Walker provided an update for the housing working group and stated that construction documents have been developed for the house that will be relocated to 911 Eubanks Street. Commissioner Walker stated that these documents can be put out for bid for the house to be renovated.

Commissioner Leander Morgan provided an update for the neighborhood working group and stated that the Commission needs to move forward with organizing more neighborhood cleanups to ensure that trust is not lost between the Commission and residents. Commissioner Morgan gave an overview of what previous cleanups have looked like and what will be effective going forward.


**8. Next Meeting Reminder 03/05/2022 Redevelopment Area Tour to begin at 10:00am, 303 First Street**

Chair Lee reminded the Commission of the Redevelopment Area Tour that will take place on March 5, 2022 beginning at 10:00am.

This meeting adjourned at 7:16PM.

Date approved: 4/27/2022

  
Theresa Lee, Chairman

Attest:   
D'Aja Fulmore, Recording Secretary