

City of New Bern
Redevelopment Commission Meeting
March 9, 2022- 6PM
303 First Street- Development Services

Members Present: Chair Tharesa Lee, Steve Strickland, Tabari Wallace, Stephanie Lovick, Beth Walker, Leander Morgan

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

Members Excused (E)/Absent (A): Julian Tripp (E), Co-Chair Kip Peregoy (E)

Staff Present: Matt Schelly, Interim Director of Development Services; 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. The Commission welcomed its newest member, Ms. Stephanie Lovick, as she stood to be sworn in.

2. Public Comment

Ms. Barbara Sampson stood for public comment, stating that the Gaston house that was moved to Eubanks Street needs to be properly turned. Ms. Sampson also expressed that she would love to be considered in the future for joining the Commission.

3. Approve Minutes from the February 23, 2022 Redevelopment Commission Meeting:

Minutes from the February 23, 2022 meeting will be approved at the next Commission meeting.

4. Working Groups Updates

Housing:

Commissioner Beth Walker gave an update for the housing working group, stating that the property at 908 Bloomfield Street was formally a residence and is in decent condition. Commissioner Walker told the Commission that none of the bathrooms are accessible and there is water damage inside. Commissioner Walker stated that accessibility is an important factor. Commissioner Walker has prepared a Field Investigation and Architectural Assessment Report

that will be provided to the Commission and made public. The report includes a review of rehabilitation costs. The Commission also discussed a neighbor who may be willing to donate a lot that could be used for parking. Staff was given direction to determine parking requirements for that area.

Chair Lee gave an update on the house located at 911 Eubanks Street, stating that bid documents will need to be prepared to move forward with the rehabilitation process.

Neighborhood:

Commissioner Leander Morgan thanked everyone for attending the Commission's neighborhood tour on March 5, 2022. Commissioner Morgan discussed a 3-phase neighborhood clean-up effort with the City, Public Works, and the community. Commissioner Morgan stated he will give a follow-up report on the neighborhood cleanup efforts.

Health and Wellness: No health and wellness group update was provided.

5. Agreement with Dr. Caldwell update.

Chair Lee stated that everyone received the professional services agreement with Dr. Caldwell that includes deliverables. Chair Lee stated all deliverables have not been received and there will be a conversation held with Dr. Caldwell at a later date. Chair Lee stated that a design concept has not yet been made as it relates to future rehabilitated homes in the Redevelopment Area. Staff was given direction to set up a meeting with Dr. Caldwell between the interim director and Chair Lee.

6. Discussion and Results from Tour

Chair Lee thanked everyone who attended the tour. Commissioner Tabari Wallace spoke of a resident who was seen crying tears of joy for the Commission being out in the community as a testament of the community's gratitude for the hard work and effort being displayed. Commissioners agreed that the tour was beneficial and expressed excitement for projects that will roll out.

7. Discussion on Conveyance of Property located at 1412-1414 Washington Street

Attorney Jamie Bullock-Mosley stated that the owner of these properties currently has health issues and would like to relinquish these properties to receive and be eligible for his necessary medical needs. Attorney Jaimie Bullock-Mosley stated that there are currently taxes owed on the

property and a deed of trust that needs to be paid off, ranging from \$1500-\$2500. The Commission moved forward to enter closed session to discuss details for acquisition.

8. Closed Session

Pursuant to NCGS 143-318.11(a)(5), a motion was made by Commissioner Strickland to enter closed session to discuss a real estate acquisition. This motion was seconded by Commissioner Walker. The motion unanimously carried (6-0).

9. Hiring of Executive Director of Commission



The Commission voted on giving up to \$25,000 towards the hiring of a new executive director of the Commission. Commissioner Steve Strickland expressed a conflict of interest, stating that he would like to recuse himself from voting on the hiring of a new executive director.

Commissioner Wallace made a motion to recuse Commissioner Strickland. This motion was seconded by Commissioner Morgan. The motion unanimously carried (5-0).

Commissioner Wallace made a motion approving the Commission Chair to sign a resolution giving up to \$25,000 towards the hiring of a new executive director of the Commission. This motion was seconded by Commissioner Morgan. The motion unanimously carried (5-0).

9. Adjourn

This meeting adjourned at 7:30PM.

 - Recording Secretary (D'Asa Fulmore)
 - Theresa Lee, Chair
4/27/22 - Date