

**City of New Bern**  
**Redevelopment Commission Meeting**  
**April 13, 2022**  
**303 First Street- Development Services**

**Members Present:** Chair Tharesa Lee, Co-Chair Kip Peregoy, Stephanie Lovick, Steve Strickland, Tabari Wallace, Julian Tripp, Julius Parham

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

**Members Excused (E)/Absent (A):** Leander Morgan (E), Beth Walker (E)

**Staff Present:** Matthew Schelly, Interim 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. Chair Lee welcomed the newest commissioners, Stephanie Lovick and Julius Parham.

**2. Public Comment**

No public comments were received.

**3. Approval of Minutes**

Minutes from the February 23, 2022 Special Called Meeting, March 5, 2022 Meeting, and March 9, 2022, Meeting were presented for approval.

A motion to approve the minutes was made by Co-Chair Peregoy and seconded by Commissioner Steve Strickland.

This motion carried unanimously (7-0).

**4. Redevelopment of 908 Bloomfield Street**

Chair Lee explained that Commissioner Beth Walker could not be present for the meeting but directed commissioners to review the Field Investigation and Architectural Assessment Report provided by the Walker Group. Chair Lee opened the floor for discussion concerning the rehabilitation of the property at 908 Bloomfield Street.

Co-Chair Peregoy presented a concern about the Commission currently not having the necessary plan in place for programming. Co-Chair Peregoy explained that there should be a plan that outlines the clinical activities that will take place at the site.

Alderwoman Sabrina Bengel stated concerns about handicap accessibility and stated that she was unsure if the Craven County Health Department would be able to be the selected partner for programming. Alderwoman Bengel expressed that now that the Commission has the property, it is best to move forward with maximizing the use of the building.

Alderwoman Barbara Best presented a concern that she does not believe it will take \$400,000 to get the building up and running and other cost-effective options should be explored.

Commissioners continued to deliberate costs provided in the Field Investigation and Architectural Assessment Report. Commissioner Tabari Wallace expressed that the costs appear inflated. Commissioner Julius Parham expressed that how the building will be designed is directly correlated to who the selected partner is that will conduct clinical activities on-site.

Commissioners expressed that it is worth exploring whether rehabilitation of the existing structure is appropriate or if construction of a new building should be the alternative. Commissioner Wallace expressed the need to make a decision that shows the community something will be done to address their needs.

Co-Chair Peregoy suggested the Commission bring Dr. Fisher and Scott Harrelson from the Health Department to the next meeting to provide some sort of context for the overall vision of the health center. Commissioners also added that citizen Reggie Jones should be invited. Staff was given direction to extend the invitation for the next Commission meeting.

#### **5. Executive Director's Update**

Assistant City Manager, Marvin Williams provided a brief update to the Commission stating that the executive director for the Commission will likely fill the position in July 2022.

#### **6. Dr. Caldwell Update**

Matthew Schelly, interim director of Development Services, stated that he has not received contract documents from Dr. Caldwell for the current proposed design project. Alderwoman Jameesha Harris stated that she had spoken with Dr. Caldwell who had been battling COVID and the documents will be delivered soon.

#### **7. Strategic Planning Discussion**

Chair Lee reminded the Commission of the importance to schedule the strategic planning discussion session. Commissioners suggested arriving earlier or staying later to conduct the strategic planning session.

Chair Lee stated she had been contacted about the sale of properties owned by the Commission. Chair Lee directed staff to let citizens know the protocol of being placed on the Commission agenda to inquire about the sale of properties.

Mr. Schelly gave the Commission an update regarding the rehab of the property located at 911 Eubanks Street, stating that the foundation work would be included with the rehab work as part of the bid package. Mr. Schelly explained that Urban Design Ventures, a planning firm, would be assisting with the preparation of the bid package.


**9. Adjournment**


A motion to adjourn was made by Co-Chair Peregoy. This motion was seconded by Commissioner Strickland.

This motion carried unanimously (7-0).

This meeting adjourned at 7:30pm.

Date approved: June 8, 2022

  
Theresa Lee, Chairman

Attest:   
D'Aja Fulmore, Recording Secretary