

City of New Bern
Redevelopment Commission Meeting
June 8, 2022- 6PM
303 First Street- Development Services

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Steve Strickland, Tabari Wallace, Julius Parham, Beth Walker

Ex-Officio Members Present: Alderwoman Sabrina Bengel

Members Excused (E)/Absent (A): Leander Morgan (E), Stephanie Lovick (E), Julian Tripp (E)

Staff Present: Matthew Schelly, Interim Director; 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.

2. Approval of Minutes

A motion to approve minutes from the April 13, 2022 meeting and May 11, 2022 meeting was made by Co-Chair Peregoy and seconded by Commissioner Wallace. The motion unanimously carried (6-0).

3. Public Comment

Mike Williams of Habitat for Humanity stood to announce his retirement and stated that he will continue to attend Commission meetings. Mr. Williams expressed the need for more involvement and partnership between Habitat for Humanity and the Redevelopment Commission.

4. Consideration of a resolution to recommend upset bid for 1113 Raleigh Street, request from Robert Benjamin

Robert Benjamin stood to express his interest in the property located at 1113 Raleigh Street. Mr. Benjamin stated that he currently owns both 1111 and 1115 Raleigh Street and is interested in using the requested property as a recreation area for residents. Co-Chair Peregoy expressed the need of maintaining clean lots in the area and Mr. Benjamin stated that he would not be opposed to deed restrictions that prevent junk cars from being on lots in the community. Co-Chair

Peregoy stated that the public tax value should be the minimum bid requirement for the property. Commissioner Beth Walker stated that it would be best to comply with the City's precedence set for 50% of the tax value as the initial bid for citizens.

A motion to table this item to the next meeting was made by Commissioner Parham and seconded by Co-Chair Peregoy. The motion carried unanimously (6-0).

5. Duffyfield Stormwater Project Updates

Bob Taylor of Withers Ravenel gave an update on the Duffyfield Stormwater Project through a presentation to the Commission.

Mr. Taylor explained that their stormwater team and parks and recreation team is working together on what is needed for the project. Mr. Taylor explained Phases 1-4 of the stormwater project. Mr. Taylor stated that Phase 1 is approximately 90% complete at this time and includes the creation of a retention pond that was necessary for water runoff during rain events. Mr. Taylor stated that the purpose of the project is all about getting excess water off the street and into the constructed wetlands that will move to the retention pond. Mr. Taylor explained that this project will prevent what has been previously seen with the amount of long-standing water on the streets.

Mr. Taylor went on to explain that the project is designed to be an attractive park space that will serve as an amenity for the community. Mr. Taylor stated there will be walkways with a possible gazebo and boardwalks and trails for residents to enjoy.

Commissioner Wallace asked if the Duffyfield Residents Council could be given an update on this project. Mr. Taylor and staff discussed getting this done.

**Request Copy of Presentation at Development Services Office*

6. Working Group Updates: Health & Wellness, Neighborhood, Housing

Health and Wellness: Commissioner Wallace gave an update regarding the development of the health center in the Duffyfield community. Commissioner Wallace stated that next steps are being planned for building construction. Commissioner Wallace stated that the development of an operational plan and sustainability of capital within the health center will be addressed.

Housing: D'Aja Fulmore, Community Development Coordinator stated that Urban Design Ventures is currently still packaging bid documents for the property at 911 Eubanks Street. Co-Chair Peregoy stated that Attorney Jaimee Bullock-Mosley has prepared draft policies for purchasing City and County-owned properties along with a sample purchase contract for the Commission to review.

Neighborhood: The Neighborhood working group update will be provided at the next meeting by Commissioner Leander Morgan.

7. Presentation from NC State University Staff and Students on Housing Models

North Carolina State University staff came forth to give a presentation on proposed housing models for the Duffyfield community. University staff stated that a design model for affordable housing in New Bern was funded by the NCC Grant and Water Resources Institute. University staff stated that Duffyfield’s significant history was considered while creating designs. University staff showed single-family housing design options to the Commission. University staff’s presentation highlighted intricate pieces of housing design, including new porch designs and yard space.

**Request Copy of Presentation at Development Services Office*

8. Adopt a Resolution for the Demolition of 721 First Avenue

This agenda item will be continued at the next Commission meeting. A motion to table this item was made by Commissioner Parham and seconded by Co-Chair Peregoy. The motion unanimously carried (6-0).

9. Discussion of Liability Insurance for NBRDC Properties

A motion to engage SSI insurance to insure all properties and structures owned by the Redevelopment Commission was made by Co-Chair Peregoy and seconded by Commissioner Julius Parham.

The motion unanimously carried (6-0).

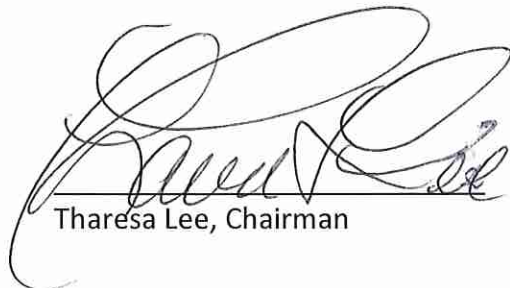
10. Closed Session

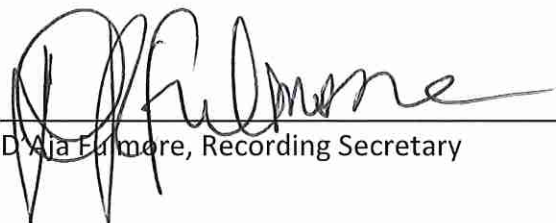
Pursuant to N.C.G.S. § 143-318.11(a)(5), the Commission entered closed session to discuss potential property acquisition.

11. Adjournment

This meeting adjourned at 8:30pm.

Date approved: July 13 2022


Theresa Lee, Chairman

Attest: 
D'Ala Fulmore, Recording Secretary