

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

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

Ex-Officio Members Present: Alderwoman Sabrina Bengel

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

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.

2. Public Comment

Local citizen, Barbara Sampson, stood to address the Commission stating that there is a hole along Biddle Street that needs attention. Ms. Sampson also asked for an update on the rehabilitation process for the house located at 911 Eubanks Street.

Local citizen, Beau Dorsey, stood to express his interest in the Commission's decision about their minimum bid requirement.

3. Approval of Minutes

Minutes from the Redevelopment Commission's meeting held on June 8, 2022, were presented with a change noted to be made to "SSI Insurance". A motion to approve the minutes was made by Co-Chair Peregoy. This motion was approved by Commissioner Parham. The motion carried unanimously (5-0).

Closed session minutes were presented from the October 27, 2021, November 10, 2021, and December 8, 2021, meetings. A motion to approve the minutes was made by Commissioner Strickland and seconded by Commissioner Parham. The motion carried unanimously (5-0).

4. Finance Report

Commissioner Steve Strickland provided the Finance report, giving details regarding Dr. Caldwell receiving his first payment from the Commission for his consulting services. Mr. Strickland stated that approximately \$383,000 is a part of the Commission's land acquisition account and \$20,000 is a part of the professional services account. Commissioner Strickland

stated that he can provide more details to anyone who may want more information. Commissioner Parham requested a copy of the financial report for members of the Commission and was told this would be provided.

5. Consider Adopting a Resolution to Set an Acceptable Minimum Bid amount for Property owned by the Redevelopment Commission.

The Commission deliberated two resolution options to establish a minimum bid requirement. Commissioners discussed the City's current minimum bid amount being 50% of the tax value. Attorney Jaimie Bullock-Mosley told commissioners that the Redevelopment Commission is its own entity and has the right to set its own acceptable minimum bid amount. Commissioner Strickland state that it would be in the best interest of the Commission to maximize the value of properties to garner resources for future projects.

A motion to set the minimum bid requirement at 75% of the property tax value was made by Co-Chair Peregoy. This was seconded by Commissioner Strickland. The motion carried (4-1).

6. Consider Adopting a Resolution adopting an Offer to Purchase Form for Commission-owned properties

Attorney Jaimie-Bullock Mosley presented the Offer to Purchase Form as the form that one would acquire to purchase Commission-owned properties. Attorney Jaimie Bullock-Mosley explained that the form would need to be completed and the submission of a sealed bid will also be required to purchase property owned by the Commission. Attorney Jaimie Bullock-Mosley explained that the Commission can accept the bid from a citizen, but the Board of Aldermen must approve the sale, according to State law. Attorney Jaimie Bullock-Mosley also discussed a checklist that will serve as a guide for steps to be completed if someone would like to purchase property owned by the Commission.

A motion to adopt the form was made by Commissioner Parham and seconded by Commissioner Strickland. The motion carried unanimously (5-0).

7. Consider Adopting a Resolution for the Demolition of Structures located at 721 First Avenue

The Commission closed on this property on November 19, 2021. The two structures located on the property consist of one 2-story duplex and a mobile home. Both structures need to be demolished and staff received a quote from Public Works to demolish these structures. The quote to demolish the duplex is \$9,200 and \$3,800 for the mobile home.

Co-Chair Peregoy stated that another quote received from an independent contractor and the City's quote was favorable.

A motion to adopt the resolution was made by Commissioner Parham and seconded by Commissioner Walker. The motion carried unanimously (5-0).

8. Consider Making a Recommendation for 1027 Lees Avenue.

Mr. Beau Dorsey stated that he is interested in purchasing property adjacent to his- at 1027 Lees Avenue, with the purchase of expanding a garden. Mr. Dorsey stated that he does everything he can to keep the area clean. Mr. Dorsey stated that the City has been maintaining the property and he is willing to take on that responsibility.

Attorney Jaimie Bullock-Mosley stated that the newly adopted checklist would be best to be imposed following this meeting. The Commission agreed to move forward for the Board of Aldermen to initiate the upset bid process.

Commissioner Parham made a motion to make a recommendation to the City of New Bern to initiate the upset bid process. The motion was seconded by Commissioner Strickland. The motion carried unanimously (5-0).

9. Consider making a recommendation for 806 Main Street.

Mary Peterkin and Walter Harris attended this meeting on behalf of First Missionary Baptist Church who has expressed interest in the property located at 806 Main Street. Mr. Harris explained that the purpose of the lot would be to potentially provide additional parking space.

Commissioner Parham made a motion to make a recommendation to the City of New Bern to initiate the upset bid process. This motion was seconded by Co-Chair Peregoy. The motion carried unanimously (5-0).

10. Consider making a recommendation for 821 West Street.

A motion was made by Commissioner Parham to table this item to the next agenda. This motion was seconded by Co-Chair Peregoy. The motion carried unanimously (5-0).

11. Consider Adopting a Resolution to initiate the upset bid process along with what, if any, restrictive covenants should be included in the deed for 1113 Raleigh Street.

Chair Lee stated that Mr. Robert Benjamin previously appeared before the Commission regarding this property.

A motion was made by Commissioner Parham to table this item to the next agenda and allow Mr. Benjamin to bring his bid before the Commission. This motion was seconded by Co-Chair Peregoy. The motion carried unanimously (5-0).

12. Working Group Reports

Housing: Co-Chair Peregoy stated that the housing working group is currently working to develop new site plans for the Commission to review. Commissioner Walker stated that the bid package for 911 Eubanks Street has been put together and a schedule has been set for the bid meeting.

Neighborhood: Commissioner Leander Morgan remains in contact with City Leadership regarding neighborhood cleanup efforts.

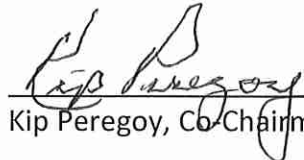
Health/Wellness: Commissioner Tabari Wallace will provide a report at the next meeting.

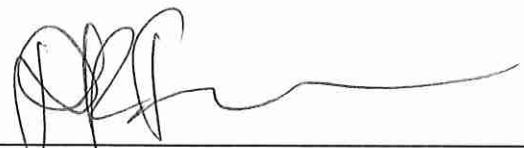
13. Closed Session

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

A motion to enter closed session was made by Commissioner Strickland and seconded by Commissioner Strickland. The motion carried unanimously (5-0).

Date approved: 8.10.2022


Kip Peregoy, Co-Chairman

Attest: 
D'Aja Fulmore, Recording Secretary