

**City of New Bern**  
**Redevelopment Commission Meeting**

**August 10, 2022**

**303 First Street- Development Services**

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

**Ex-Officio Members Present:** Alderwoman Sabrina Bengel

**Members Excused (E)/Absent (A):** Chair Tharesa Lee (E), Julius Parham (E), Stephanie Lovick (A), Leander Morgan (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**

Co-Chair Peregoy called this meeting to order at 6:11 PM and began with a reading of the Commission's guiding principles.

**2. Public Comment**

No public comments were received.

**3. Approval of Minutes**

Minutes from the Redevelopment Commission's meeting held on July 13, 2022, were presented. Co-Chair Peregoy noted two corrections to be made. A motion to approve the minutes was made by Commissioner Steve Strickland. The motion was seconded by Commissioner Tabari Wallace. The motion carried unanimously (5-0).

**4. Recognition of Alderwoman Bengel and Alderwoman Harris**

The Commission recognized Alderwoman Sabrina Bengel and Alderwoman Jameesha Harris for their time served as part of the Commission. Alderwoman Bengel was present and responded by thanking the Commission and expressing excitement for the Commission's progress and what is expected in the near future.

**5. Consider Adopting a Resolution to initiate the upset bid process for 827 Cedar Street.**

*Background:* The City Clerk received an offer to purchase request from Mr. William Richardson in the amount of \$1,140.00 for the property located at 827 Cedar Street.

Through the Commission's discussion, Co-Chair Peregoy stated that the property is currently owned by the Commission and may need deed restrictions to limit junk cars.

Mr. Richardson stated that the property may possibly be used for parking space, but he is not sure at this time. Mr. Richardson stated that the property would be acquired for personal use, and he is comfortable with restrictive covenants related to the limitation of junk cars.

A motion to adopt the resolution with restrictions set by the Commission was made by Commissioner Julius Parham. The motion was seconded by Commissioner Wallace. The motion unanimously carried (5-0).

- 6. Consider Adopting a Resolution recommending initiation of the upset bid process for 209 Bryan Street or Consider Adopting a Resolution to request conveyance of real property located at 209 Bryan Street to the Redevelopment Commission.**
- 7. Consider Adopting a Resolution recommending initiation of the upset bid process for 821 West Street or consider adopting a resolution to request conveyance of real property located at 821 West Street to the Redevelopment Commission.**

Attorney Jaimee Bullock-Mosley stated that the property located at 209 Bryan Street is currently jointly owned by the City and Craven County. Attorney Bullock-Mosley explained that the property is in the Redevelopment Boundary and the Commission can make a recommendation to the governing Board about whether the intended use by the purchaser is consistent with the Redevelopment Plan. Attorney Bullock-Mosley stated that the Commission could adopt a resolution to initiate the upset bid process or adopt a resolution asking the Board to convey the property to the Redevelopment Commission so that restrictive covenants can be attached.

Mr. Charles E. Diggs gave a presentation to the Commission and began by introducing himself and stating that he intends to establish residency along Bryan Street. Mr. Diggs stated that he is a real estate investor, and the property could also be used as a short-term rental property. Mr. Diggs also expressed his interest in the property at 821 West Street to be used as investment property.

Commissioner Steve Strickland asked Mr. Diggs how long it would likely be before he is ready to begin building once the property is conveyed. Commissioners also discussed zoning regulations with staff. Mr. Diggs stated that he would be ready to begin construction in 18 months. Following Mr. Diggs' presentation, the Commission determined Mr. Diggs plans are in alignment with the Redevelopment Plan.

Commissioner Beth Walker made a motion to adopt the resolution requesting conveyance of the properties located at 209 and 821 West Street to the Redevelopment Commission. This motion was seconded by Commissioner Steve Strickland. The motion carried unanimously (5-0).

## **8. Working Group Reports**

**Housing Working Group:** Co-Chair Peregoy stated that the housing working group met to discuss parking and zoning concerns regarding the property at 908 Bloomfield Street. Co-Chair Peregoy stated that the group has also been discussing the overall design of the structure.

Commissioner Beth Walker stated that the property located at 911 Eubanks Street is currently still needing foundation work to be completed and no contractor had attended the pre-bid meeting. Commissioner Walker explained that the Commission is currently being charged by the moving company, Elite Structural Movers, for the equipment that remains at the property. Commissioner Walker explained that she is working with staff to find a contractor who can begin the foundation work.

**Health and Wellness Working Group:** Commissioner Tabari Wallace stated that he has an upcoming meeting with the Duffyfield Residents Council concerning parking at the property located at 908 Bloomfield Street- the future site of the Health and Wellness Center in the Duffyfield community. Commissioner Wallace discussed the potential of establishing a hybrid model of a wellness and medical center at the property and how certain guidelines must be followed regarding building specifications. Commissioner Wallace stated that he remains in conversation with Scott Harrelson from the Health Department regarding programming to be established at the center.

## 9. Adjournment

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

This meeting adjourned at 7:15pm.

Date approved: 9/14/22

  
Kip Peregoy, Co-Chair

Attest:   
D'Aja Fulmore, Recording Secretary

