

**City of New Bern**  
**Redevelopment Commission Meeting**  
**April 12, 2023**

**300 Pollock Street- City Hall**

**Members Present:** Chair Theresa Lee, Co-Chair Kip Peregoy, Beth Walker, Sharon Bryant, Sarah Proctor, Steve Strickland

**Ex-Officio Members Present:** None.

**Members Excused (E)/Absent (A):** Leander Morgan (E), Tabari Wallace (E), Julius Parham (E),

**Staff Present:** Catrecia Bowman, Executive Director

**1. Call to Order and Welcome**

Chair Theresa Lee called this meeting to order at 6:00pm.

**3. Approval of Agenda**

Co-Chair Kip Peregoy made a motion to move Agenda Item 11 to follow Agenda Item 6. This motion was seconded by Commissioner Steve Strickland and unanimously carried (6-0).

**5. Public Comments**

Local citizen, Ruth Cooper, stood to address the Commission. Ms. Cooper stood to remind the Commission of her anti-litter campaign. Ms. Cooper stated that she has been in conversation with the City of New Bern's Public Works Department. Ms. Cooper mentioned a scheduled cleanup for May 5<sup>th</sup> 2023 and 6<sup>th</sup>, 2023 and being hopeful for increased participation.

Local citizen, Barbara Sampson, stood to address the Commission. Ms. Sampson asked if the house located at 911 Eubanks Street will be a transitional home or if it will be sold. Chair Lee stated that it will be addressed in the *housing working group* report.

**6. Approval of Minutes**

A motion to approve the March 8, 2023, meeting minutes with corrections was made by Commissioner Strickland and seconded by Commissioner Sharon Bryant. The motion unanimously carried (6-0).

**11. Working Groups Report**

*Housing Working Group:* Commissioner Beth Walker stated that rehabilitation work on the house at 911 Eubanks Street is moving forward. Commissioner Walker stated that it is not transitional housing and will be used for a rental or homeownership opportunity for a low-moderate income family. Commissioner Walker stated that the contractor is expected to be finished working in May.

Co-Chair Peregoy stated that the Commission recently received conveyance and titles from Craven County for the properties located at 209 Bryan Street and 821 West Street. Co-Chair Peregoy stated that a resolution was signed to sell the properties under the existing policy of 75% of the existing tax value. Co-Chair Peregoy stated that the Commission will honor the offer to purchase the properties submitted by Mr. Charles Diggs.

Co-Chair Peregoy mentioned rejection of Mr. Peter Frey's proposal for the properties located at 207 and 203 Jones Street.

Co-Chair Peregoy mentioned declining the offer to purchase property along Pollock and Norwood Street.

Co-Chair Peregoy mentioned the conveyance of 708 West A Street that currently has a dilapidated house on it. Co-Chair Peregoy stated that the housing group recommends the removal of the house and for legal staff to seek a boundary line agreement on the property line between 710 West A Street and 718 West A Street.

Co-Chair Peregoy stated that the housing group recommended an approval of a map combining 207 and 203 Jones Street into one parcel.

**7. Consider Adopting a Resolution to Initiate the Upset Bid Process for 209 Bryan Street.**

Co-Chair Peregoy made a motion to initiate the upset bid process for 209 Bryan Street with restrictive covenants.

This motion was seconded by Commissioner Strickland. The motion unanimously carried (6-0).

**8. Consider Adopting a Resolution to Initiate the Upset Bid Process for 821 West Street.**

Co-Chair Peregoy made a motion to initiate the upset bid process for 821 West Street with restrictive covenants.

This motion was seconded by Commissioner Strickland. The motion unanimously carried (6-0).

**9. Discussion on 203/207 Jones Street with the Board to have an option to vote on one of the following:**

- a. Option A: Initiate the upset bid process.**
- b. Option B: Authorize the initiation of the subdivision process.**

Attorney Jaimee Bullock-Mosely gave an overview of this agenda item for the Commission, explaining the Commission's options to initiate the upset bid process for 203/207 Jones Street in honor of Mr. Peter Frey's request for purchase or to authorize the initiation of the subdivision process of the properties.

Commissioner Strickland made a motion to authorize the initiation of the combination and subdivision process for three lots facing Walt Bellamy Drive of the current 203 and 207 Jones Street parcels.

This motion was seconded by Commissioner Walker and unanimously carried (6-0).

Commissioner Strickland made a motion to formally decline Mr. Peter Frey's offer for purchase of 203 and 207 Jones Street.

This motion was seconded by Co-Chair Peregoy and unanimously carried (6-0).

#### **10. Executive Director's Report**

Catrechia Bowman, executive director of the Commission, stated that the executive director's report is in the agenda packet. Mrs. Bowman stated that a nuisance officer has been assigned to the Redevelopment Area full-time. Mrs. Bowman stated that currently 158 junk cars have been removed from the area. Mrs. Bowman stated that a Financial report has been compiled in the agenda packet to provide an overview of the Commission's finances. Mrs. Bowman stated that this was her last meeting prior to her resignation.

#### **12. New Business**

Co-Chair Peregoy stated that the Commission currently sells properties for 75% of the current tax value of properties. Co-Chair Peregoy stated that he would like the Commission to consider limiting that policy to properties on the surplus list. Co-Chair Peregoy stated that properties that are not on the surplus list could be individually priced by the Commission.

Attorney Jaimee Bullock-Mosely suggested that this potential policy change be placed on the agenda for the public to know.

Co-Chair Peregoy made a motion to direct the removal of the dilapidated home on 708 West A Street. This was seconded by Commissioner Strickland. The motion unanimously carried (6-0).

#### **13. Closed Session**

Pursuant to NC General Statute §143-318.11(a)(5), Commissioner Strickland made a motion to enter closed session to discuss a real estate acquisition. This motion was seconded by Co-Chair Peregoy. The motion carried unanimously (6-0).

#### **14. Adjourn**

This meeting adjourned at 7:30pm.

Date approved: June 14, 2023

  
Theresa Lee, Chairman

Attest:



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D'Aja Fulmore, Recording Secretary