

City of New Bern
Redevelopment Commission Meeting
June 14, 2023

300 Pollock Street- City Hall

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Beth Walker, Sharon Bryant, Sarah Proctor, Steve Strickland, Leander Morgan, Julius Parham

Ex-Officio Members Present: Alderman Rick Prill.

Members Excused (E)/Absent (A): Tabari Wallace (E)

Staff Present: Marvin Williams, Assistant City Manager

1. Call to Order and Welcome

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

3. Approval of Agenda

Co-Chair Kip Peregoy made a motion to approve the agenda. This motion was seconded by Commissioner Steve Strickland and unanimously carried (8-0).

5. Public Comments

No public comments were received.

6. Approval of Minutes

A motion to approve minutes from the April 12, 2023, May 1, 2023, and May 10, 2023, meetings was made by Commissioner Julius Parham and seconded by Commissioner Sarah Proctor. The motion unanimously carried (8-0).

7. Presentation by New Bern Preservation Foundation on 1772 Foundation Planning Grant

Mr. Richard Parsons of 213 Hancock Street serves as the president of the New Bern Historic Preservation Foundation and stood to address the Commission. Mr. Parsons stated that a revolving fund has been put in place within the organization and it was identified that the Commission could possibly be of assistance to the organization. Mr. Parsons stated that the revolving fund could assist with moving homes and housing rehabilitation.

Mr. Parsons stated that more information could be found online about the 1772 Foundation Planning Grant and a potential partnership could be developed between the organization and the Commission.

8. Working Groups Report

Health and Wellness Working Group: Commissioner Sharon Bryant presented the Health and Wellness Report on behalf of Commissioner Tabari Wallace. Commissioner Bryant shared that Commissioner Wallace had met with City Staff and Mr. Reggie Jones on May 24, 2023, to discuss what entities will run the Health and Wellness Center, along with legal ramifications related to the center and the conveyance of the property to the City of New Bern with deed restrictions.

The Commission entered discussion regarding the conveyance of property. The Commission proposed questions regarding if the Commission would be able to convey the property but still be involved in overseeing the center. Attorney Jaimee Bullock-Mosley explained that the deed restriction limits the usage of the property to be used as a health center. Attorney Bullock-Mosley explained that a formalized document could be created between the Commission and the City.

The Commission continued to deliberate and suggested that there be a meeting with City staff and commissioners for a resolve.

The Commission agreed to set a special meeting in the coming weeks to discuss details of this agenda item.

Housing Working Group: Commissioner Beth Walker stated that an appraisal is needed for 911 Eubanks Street. Commissioner Walker stated that an inspection is anticipated for the upcoming Friday. Commissioner Walker made a motion to approve the appraisal cost of \$1200 to be paid by the Commission for the 911 Eubanks property. This motion was seconded by Commissioner Parham and unanimously carried (8-0).

The Commission moved forward to discuss the potential sale of 911 Eubanks Street. After much deliberation, the Commission built consensus around moving forward with donating the property to a nonprofit that will provide benefit for a low-moderate income family. Additionally, Commissioner Steve Strickland made a motion for power bills at the property to be paid from the Commission's general fund while the Commission retains the home. This motion was seconded by Commissioner Parham and unanimously carried (8-0).

Commissioner Walker stated that the Housing Working Group had been looking at developing the lots together at 203 and 207 Jones Street. The Commission gave staff direction to provide administrative assistance with the bid process for the properties. Additionally, a motion was made by Co-Chair Peregoy for the Commission to pay surveying invoices related to the properties as included in the agenda packet. This motion was seconded by Commissioner Beth Walker and unanimously carried (8-0).

Neighborhood Working Group: Commissioner Leander Morgan thanked the Commission for their efforts in maintaining neighborhood cleanliness. Commissioner Morgan expressed trash improvements have been seen in the Redevelopment areas. Commissioner Morgan stated that, while improvements have been made, it is still very important for the community to see the Commission active and showing efforts to remain engaged with residents.

9. Staff's Report

Assistant City Manager, Marvin Williams, introduced the Commission to the Redevelopment Commission consultant, Mr. Zeb Hough. Mr. Hough stood to address the Commission and expressed excitement to join the Commission in partnership.

10. New Business

Chair Lee announced that this is her last meeting and completion of her term as Chair of the Commission. Chair Lee thanked the Commission for allowing her to serve.

This meeting adjourned at 7:32pm.

Date approved: _____

8/9/23

Zeb Hough Interim Executive Director

Attest: _____

D'Aja Fulmore, Recording Secretary