

**City of New Bern**  
**Redevelopment Commission Meeting**  
**June 28, 2023**

**300 Pollock Street- City Hall**

**Members Present:** COMMISSIONER WALKER. COMMISSIONER PROCTOR. COMMISSIONER MORGAN.  
COMMISSIONER PARHAM. COMMISSIONER WALLACE

**Ex-Officio Members Present:** Alderman Rick Prill Alderman Hazel Royal

**Members Excused (E)/Absent (A):** Tharesa Lee (E) Kip Peregoy (E)

**Staff Present:** Marvin Williams, Assistant City Manager, Zeb Hough, Interim Executive Director, Jaimee Mosely Bullock, Assistant City Attorney

**1. Call to Order and Welcome**

Zeb Hough called this meeting to order at 6:00pm Roll call was taken to establish a quorum.

**2. Consider Adopting a Resolution requesting to convey the lots of property located on Bloomfield Street back to the City of New Bern along with the allocated funds of \$350,000.00.**

Commissioner Wallace presented the item to the floor. Alderman Royal asked for details about the process of arriving to the conclusion to convey the property back to the city. Commissioner Wallace explained that the vision for this project came from the RDC and the idea of using the city's infrastructure and resources was the most efficient and ideal conclusion. This idea came out of several conversations with partners and the city. No other questions or comments were made.

Commissioner Wallace thanked the city for their help and willingness to guide this and made the motion to adopt the resolution as cited. The motion was seconded by Commissioner Parham and unanimously carried (6-0).

**3. Discussion regarding 911 Eubanks Street to give staff direction.**

Commissioner Parham presented that he and staff met with Habitat per the direction given at the last board meeting. During that meeting, the group toured the Eubanks property and several other parcels in the surrounding area. We spoke at length about the possibility of doing "cluster develop" to affect the entire neighborhood. The plan that was discussed during the visit was to have the Eubanks House conveyed over to Habitat to find qualified families for LMI housing, which would satisfy CDBG. They are also looking for the RDC to approve their request for the property across from the Eubanks House for two additional homes to begin building by this Fall. It was determined that two of the properties are owned by the redevelopment commission and one of the requested properties was a county/City owned.

Assistant City Attorney Mosley gave guidance on purview for the commission. Consensus was established to move forward to direct staff to work with city staff and the habitat team to pursue all the information for what is allowable and schedule a time for Habitat to present to the commission at a future date.

The commission continued with discussion and gave direction to staff to proceed.

#### **4. Discussion on Request for Proposals for Jones Street Project to give staff direction.**

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5. 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.

#### **6. 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- for it 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.

## 7. Staff's Report

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

## 8. 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