

City of New Bern
Redevelopment Commission Meeting
August 9, 2023
300 Pollock Street- City Hall
Minutes

Members Present: Beth Walker, Sharon Bryant, Kip Peregoy, Steve Strickland, Julius Parham, Tabari Wallace

Ex-Officio Members Present:

Members Excused (E)/Absent (A):

Sarah Proctor (E) Tabari Wallace (E)

Leander Morgan Jr. (A)

Staff Present:

Marvin Williams, Assistant City Manager

Zeb Hough, Redevelopment Commission Consultant

Jaimee Mosely Bullock, Attorney

1. Call to order and Welcome.

Kip Peregoy called the meeting to order and requested staff to call the roll.

2. Roll Call.

The staff established a quorum.

3. Approval of Minutes (June and July)

The chair presented the minutes. The Motion to accept for June 14th minutes was made by Julius Parham and seconded by Sharon Bryant, motioned passed unanimously.

The chair presented the minutes for the June 28th meeting. Julius Parham motioned to accept the minutes as presented with the correction that Kip Peregoy was absent. Beth Walker seconded the motion, and it passed unanimously.

The minutes were presented by the chair for the July 12th meeting. Julius Parham motioned to accept the minutes as presented with the correction that Kip Peregoy was absent. Sharon Bryant seconded the motion, and it passed unanimously.

4. Approve the Agenda.

Vice Chair Peregoy presented the agenda to the commission as disseminated and asked for a motion to accept. Steven Strickland moved to approve the agenda, and Julius Parham seconded the motion. The agenda was accepted as disseminated.

5. Guiding Principles

The Commission read the guiding principles.

6. Public Comments (limit of 4 minutes)

Agape Adams (108 Rose Garden Court) addressed the commission regarding her interest in the work of the redevelopment commission and her desire to work with the commission.

Assistant City Manager Marvin addressed the commission to share the information on the public meeting for the potential baseball use of Kafer Park.

7. Consider a resolution approving the purchase of 209 Bryan and 821 West Street.

Vice-chair Peregoy presented the history regarding this parcel to the commission. Discussed the process that Mr. Diggs had undergone and what the process would look like going forward. As the upset bid process was complete, the commission considered the conveyance. The approval is due to go before the board of Alderman on July 22, and then the commission would move forward with scheduling closing with Mr. Diggs.

Motion to accept Mr. Digg's bid and send the deed to the Board of Aldermen was made by Julius Parham and seconded by Steven Strickland. Staff was asked for a role call, and both resolutions passed unanimously.

8. 817 Murray Street Presentation

Mr. Justin Beck presented his plans to build a personal home on a dwelling located on Murray Street in the Redevelopment zone. The commission discussed the plan with Mr. Beck and referred his request to the housing workgroup. The parcel is city/county-owned, so the commission would consider what recommendation to send to the Board of Aldermen.

9. Housing Working Group Report

Vice Chair Peregoy presented the housing workgroup's report from their July 27th meeting to the commission. The first item was the purchase of 1305 Main Street by Ms. Jackie London. This workgroup recommended that this parcel begin the upset bid process.

Mr. Stewart made the presentation. The housing workgroup recommended that the city be conveyed to the commission so that protective covenants could be attached. Two resolutions were presented to the commission. Julius Parham motioned to adopt "option B" to convey the parcel to the commission. Steven Strickland made a second. Having no further discussion, the staff was asked to call the role. The motion passed unanimously.

The next item addressed by the housing workgroup was the conveyance of the 911 Eubanks parcel to Habitat for Humanity. The commission discussed the other requested parcels.

Julius Parham, a past board member of the Habitat for Humanity organization, offered to recuse himself to avoid conflicts. Steven Strickland Made the motion to recuse Julius Parham. Beth Walker seconded the motion. The Commission voted unanimously to allow Mr. Parham to be recused.

Beth Walker motioned to convey the Redevelopment interest to Habitat for Humanity. Steven Strickland Seconded the motion. The commission discussed the reasons for the resolution. Further, the terms and restrictions were discussed. The roll was called to accept the resolution. The resolution passed unanimously (Commissioner Parham recused).

The commission then considered action concerning the parcels on Eubanks, where Craven County and the city of New Bern own the interests. The motion to adopt the resolution to recommend to the city and the county to convey the requested parcel to Habitat for Humanity was made by Steven Strickland; Beth Walker made a second. The roll was called, and the motion passed unanimously.

The Jone Street project was presented to the commission, and the city is partnering with the commission to assemble a development package to solicit bids. The commission discusses the intention of the methodology of soliciting bids.

The workgroup discussed the rules and processes and had yet to think of how to move forward.

Beth Walker made a motion to reinstate Julius Parham back into the meeting. Steven Strickland seconded the motion, and the vote was called and passed unanimously.

The motion was made to initiate the upset bid for the 1307 Main Street was made by Beth Walker. Julius Parham seconded the motion. No discussion was had. Staff was asked for a roll call, and the motion passed unanimously.

10. Update of the current landscape of the Redevelopment Area

As Commissioner Morgan was absent, Staff gave his remarks to the commission. He wanted to share a deep gratitude for all the work the city is doing in the neighborhoods in the redevelopment zone. Particular gratitude was expressed for the groundbreaking of the Stanley White Rec Center.

11. New Business.

Vice Chair Peregoy asked the commission if there was any new business to share. Hearing none, he invited staff to share a consultant's report. Staff reported that the city has accepted the city's transfer of the wellness center. The redevelopment strategic planning retreat is being planned, and the commission will be updated on the progress of that. Further, staff is in the process of submitting insurance applications to the city's insurance policy. The budget is also in the process as well. Staff recommended that the rules and procedures be included on September's agenda. Finally, staff formally welcomed Commissioner Jimmy Dillahunt to the commission.

12. Chair and Vice Chair Ballot Vote

Vice Chair Kip Peregoy introduced the ballot vote for the chair and vice chair for the following year. The ballot was collected, and staff congratulated Beth Walker as the chairperson and Kip Peregoy as vice chair. This will be the second term for Kip Peregoy.

13. Closed Session

None needed.

14. Adjourn.

The Vice-Chair called for a motion to adjourn. A motion was made by Julius Parham and seconded by Beth Walker.

Date approved: 10-11-2023


Kip Peregoy Vice Chair

Attest:  _____
Zeb Hough, Consultant