

**City of New Bern**  
**Redevelopment Commission Minutes**  
**Wednesday, February 8, 2023**  
**Development Services Conference Room, 303 First Street**

Present: Theresa Lee, Chair, Kip Peregoy, Vice-Chair, Beth Walker, Steve Strickland, Tabari Wallace and Julius Parham.

New members: Commissioners Sharon Bryant and Sarah Proctor

Absent: Leander "Robbie" Morgan Jr.

Ex Officio present: Alderman Barbara Best and Alderman Rick Prill

Staff present: Catrechia McCoy Bowman, Executive Director and Marvin Williams, Assistant City Manager

**1. Call to Order and Welcome**

Chair Lee call the meeting to order at 6:02 pm.

Chair Lee welcomed the public and recognized newly appointed board members.

**2. Approval of Agenda**

Vice Chair Peregoy made a motion to approve the agenda which was seconded by Commissioner Strickland. Unanimously approved 8-0.

**3. Roll Call**

Vice-Chair Peregoy called the roll and informed Chair Lee a quorum was present.

**4. Review of the Commissioner's Guiding Principles**

Reading of Guiding Principles by the Commissioners

**5. Received Public Comment (limit 4 minutes)**

- Jordan Kearney with East Carolina University briefly discussed his assignment and his interest in learning more about the Redevelopment Commission.

- Lela Ruth Cooper discussed her concerns about litter, illegal dumping in the Redevelopment area, and the need for a major clean-up throughout Craven County. She suggested following the Pitt County's Litter Free Campaign.
- Peter Frye referenced minutes from the meeting on November 9th, 2022. He stated he submitted a follow-up bid but has not received a response at the time of the meeting. He also stated he was still interested in buying the property on Jones Street. Mr. Frye was notified that he would be added to the Redevelopment Commission's meeting agenda on March 8, 2023.
- George Tosato spoke on Mr. Frye's behalf about the properties on Jones Street and stated he also helped Mr. Frye with his proposal.

## 6. **Approval of Minutes**

Chair Lee asked for a motion to approve the minutes and a request was made to deal with the minutes separately. The request was granted by the Commission.

- November 9, 2022 - approved.
- December 14, 2022 – approved.
- January 11, 2023 - tabled.

Commissioner Wallace made a motion to approve the amended November 9<sup>th</sup>, 2022 minutes, seconded by Vice-Chair Peregoy. The motion carried unanimously 8-0.

Commissioner Parham made a motion to approve the December 14<sup>th</sup>, 2022 minutes, seconded by Vice-Chair Peregoy. The motion carried unanimously 8-0.

Vice Chair Peregoy, made a motion to table the January 11<sup>th</sup>, 2023 minutes after corrections and missing information are added, seconded by Chair Lee, Motion carried unanimously 8-0.

## 7. **Report from the Strategic Planning Session conducted on February 4th, 2023.**

The strategic planning session was canceled due to new information pertaining to the Redevelopment Statutory Powers and Limitation.

## 8. **Discuss the Process for Electing a Chair and a Vice Chair**

A discussion was held about the election process. Chair Lee stated that the Commission was seated in August of 2018, but an ordinance was adopted in February 2018. The Commissioners discussed an appropriate election timeline of August or March based on when the Commissioner was seated.

Commissioner Strickland agreed that this would be in line with the board appointments.

Chair Lee made the motion to conduct the nomination during the August 2023 meeting, seconded by Commissioner Walker. Motion carried unanimously 8-0.

9. **Consider adopting the surplus list.**

The Executive Director asks for recommendations for formatting the list and asked the Commissioners to review the information in their packet. The list includes all properties in the Redevelopment Commission boundaries (assets - those that are not for sale).

Commissioner Strickland requested a surplus list that depicts only those for sale. The Commissioner requested a revision of the list and agreed not to vote on the list at this time. Vice Chair Peregoy had several questions about the presentation. The Executive Director Bowman and GIS Director responded to the spreadsheet layout.

Vice Chair Peregoy made a motion to table the surplus list, seconded by Commissioner Strickland. The motion carried unanimously 8-0.

10. **Consider adopting a resolution approving the sales of property located at 837 Cedar Street.**

No action is required; the item will be presented at the next Board of Alderman meeting.

11. **Consider approval of the ARPA funds that originally were allocated by the board of Alderman from Ward 1, Ward 2, and Ward 5 to the McCotter house to be reallocated to the Health and Wellness Center.**

Vice Chair Peregoy made a motion to approve the ARPA funds to be designated to the Health and Wellness Center to be removed from the allocation to the McCotter house, seconded by Commissioner Parham. The motion carried unanimously 8-0.

12. **Consider adopting a resolution to approve the execution of a contract with Ed Munford owner of The Third Property and Estate Investment Group to remodel the home located at 911 Eubanks St.**

Attorney Mosley communicate the action needed to adopt a resolution to approve the execution of a contract with Ed Munford owner of The Third Property and Estate Investment Group to remodel the home located at 911 Eubanks St.

There was a lengthy discussion on the pros and cons of rehab vs selling the property.

Attorney Mosley explains that the Commission does not have the authority to be a landlord for structures in the redevelopment area on a long-term basis, but it does have the ability to lease for short-term periods, sell, and/or enter a bidding process.

Commissioner Proctor made a motion to adopt a resolution to approve the execution of a contract with Ed Mumford owner of The Third Property and Investment Group to remodel the home at 911 Eubanks Street, seconded by Chair Lee. There was a vote and it carried unanimously (8-0).

13. **Report from the Executive Director**

Executive Director yield.

14. **Reports from Work Groups Housing, Neighborhood, and Health and Wellness working groups:**

The chairperson of each work group will provide a monthly report:

***Housing Work Group Report – Vice-Chair Peregoy***

- Vice-Chair Peregoy discussed the Redevelopment Commission lots that are for sale, the purchase of 837 Pavie Avenue., 911 Eubanks St. property, the Jones St. property, and the reason for not putting sale signs in the neighborhood.
- Discussion of RDC-owned lots that are not for sale. A draft will be submitted for approval at the March meeting.
- Reviewed request for 837 Pavie Avenue and support the sale of the city/county owned property. The discussion was tabled for March's board meeting.

***Neighborhood Work Group Report – Commissioner Morgan***

- Commissioner Morgan is absent, no report.

***Health and Wellness Working Group Report – Commissioner Wallace***

- Commissioner Wallace – submitted a written report and discussed the recurring funding for a program manager, and a visit to Durham, NC Health, and Wellness Center on February 17, 2023. He also stated that a meeting was held on February 3, 2023, with Carolina East Foundation, Mayor Odham, and others were present to discuss the benefits of a potential partnership and its limitations.
- On February 7, 2023, a meeting was held to discuss the partnership with YMCA's Live Strong program. YMCA listed health forms, chair aerobics, and yoga as resources for the senior community as well as diabetes management for all. YMCA can provide a multitude of resources for local children.
- Commissioner Wallace said that he traveled to Durham on February 7, 2023, to meet potential interns of the Health and Wellness Center. EMT and PA students approached him to inquire about intern opportunities. He is securing MOUs from the Health Dept, NCCU, and Durham Tri Health and Wellness.

15. **Discuss New Business**

No new business

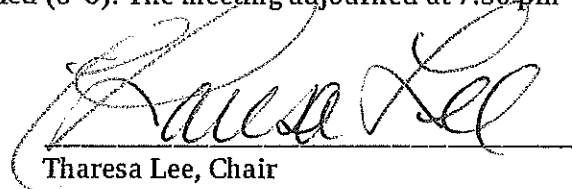
16. **Conduct a closed session.**


No closed session

17. **Adjourn**

A motion to adjourn was made by Commissioner Parham, seconded by Commissioner Walker. The motion was unanimously carried (8-0). The meeting adjourned at 7:56 pm

MARCH 8, 2023  
Date

  
Theresa Lee, Chair

Attest   
Catrecia McCoy Bowman, Executive Director