

**City of New Bern
Redevelopment Commission Meeting
January 11, 2023
City Hall Courtroom, 300 Pollock Street**

Present: Tharesa Lee, Chair, Kip Peregoy, Vice-Chair, Beth Walker, Leander "Robbie" Morgan Jr., Steve Strickland, Tabari Wallace and Julius Parham. Absent: None. A quorum was present.

Resigned: Stephanie Lovick and Julian "Jay" Tripp

Ex Officio present: Alderman Hazel Royal 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 called the meeting to order at 6:03 pm.

Chair Lee addressed the resignations of Stephanie Lovick and Julian "Jay" Tripp. Chair Lee thanked them for their services and wished them success in their future endeavors.

2. Roll Call

Vice-Chair Peregoy called roll and informed Chair Lee of a quorum.

3. Approve the agenda

Chair Lee asked for a motion to approve the items on the agenda.

Vice Chair Peregoy made a motion to approve the agenda, seconded by Commissioner Strickland. The motion was carried unanimously 7-0.

4. Guiding Principles

Commissioner read the Guiding Principles

5. Public Comments (limit 4 minutes)

Peter Frey expressed concerns about the minutes and expressed dissatisfaction with the bidding process in his comments. Peter Frey inquired about the property located at Walt Bellamy and Jones St. Mr. Frey stated that he had three questions: 1. The status is of the revised bid. 2. There are discrepancies and omissions in the minutes. 3. It was requested by Mr. Frey that an update be provided on the partnership mentioned at the previous meeting. Mr. Frey asked for information on RDC's surplus properties. He asked if he could speak later when additional agenda items were presented.

Chair Lee responded to Mr. Frey's questions and said that the decision regarding the partnership with Jones property had been discussed.

Attorney Mosley explained that "public comments" are the only avenues open to the public.

6. Approval of minutes

- December 14, 2022
- Amended minutes for November 9, 2022
- Minutes from November 9, 2022, and December 14, 2022, regular meetings were provided for review and approval.

Vice Chair Peregoy motioned to table November 9, 2022, and December 14, 2022, until the February board meeting, seconded by Commissioner Strickland. The motion carried unanimously 7-0.

7. Consider approving the amended 2023 Redevelopment Commission Meeting Schedule

Chair Lee presented the amended 2023 Redevelopment Commission Calendar.

Vice Chair Peregoy made a motion to approve the amended 2023 calendar, seconded by Commissioner Strickland. The motion was carried unanimously 7-0.

8. Presentation by Mark Roberts regarding his interest in purchasing 837 Pavie Avenue, a City and County owned parcel.

Mark Roberts presented an overview of his vision for affordable housing as well as his collaboration with Twin Rivers as a preferred landlord for Housing Choice Vouchers (section 8) Progress to provide safe, decent, and sanitary housing within the redevelopment boundaries. In the next couple of weeks, two properties previously rehabbed on Green Street will be leased. As a result, 837 Pavie Avenue is aligned with the housing goals of RDC.

Commissioner Morgan stated he had toured Mr. Roberts' properties on Green Street and commended him for the contributions he has made to the community.

Vice Chair Peregoy communicated the next steps in accordance with the procedures established within the "purchase policy" adopted by the board.

9. Consider adopting a resolution approving the sale of property located at 827 Cedar Street to Mr. William Richardson for the bid amount of \$1,140.00.

Commissioner Strickland made a motion to approve adopting a resolution approving the sale of property located at 827 Cedar Street to Mr. William Richardson for the bid amount of \$1,140 seconded by Commissioner Walker. The motion was unanimously carried 7-0.

10. Consider adopting a resolution to approve the execution of a contract with Ed Munford, owner of The Third Property and Estate Investment Group. This contract will be to remodel the home located at 911 Eubanks Street.

Commissioner Strickland made a motion to table the execution of a contract with Ed Munford, Owner of The Third Property and Estate Investment Group until the February meeting, seconded by Commissioner Walker. The motion was unanimously carried 7-0.

11. Consider adopting a resolution for the demolition of the structures located at 910 and 914 Bloomfield Street.

Commissioner Peregoy moves to approve the adoption of a resolution for the demolition of the structures located at 910 and 914 Bloomfield Street and seconded by Commissioner Strickland. The motion was unanimously carried 7-0.

12. Finance Report

The Executive Director presented the financial report for January FY2023. The following account balances were shared: RDC Budget - \$30,713, CDBG Allocation allocated funds in FY2020 (\$52,721.50), and in FY2021 (\$125,000).

13. Consider adopting a resolution authorizing the Executive Director to approve expenditures up to \$1,000.00.

Commissioner Parham moved that the Executive Director be authorized to approve expenditures up to \$1,000, and Commissioner Strickland seconded the motion. The motion was unanimously carried 7-0.

14. Executive Director's Report

Executive Director of the Redevelopment Commission provided the Commissioners with a 30-day report (surplus property listing, marketing, and branding, looking ahead at budget expenditures, and inquiring about the functions of the housing plans).

15. Working Group Reports from Housing, Neighborhood, Health, and Wellness

Chair Lee advised that the work groups prepare written reports.

Housing Work Group chaired by Vice Chair Peregoy - Eubanks house rehabbing, demolition issues with 908 Bloomfield St., developing of a list of redevelopment community properties that's for sale. Alderman Aster seeks to allocate funds for rental units – detailed cost estimates, concept plans, develop service planning and sales, powers of commission in carrying out redevelopment projects.

Attorney Mosley explained that the Redevelopment Commission is its own entity governed by statute, and their powers are restricted to those established in the general statutes, specifically in Chapter 160A-514 requiring a procedure for contracts, purchases, sales, and powers to carry out redevelopment projects.

Neighborhood Work Group chaired by Commissioner Morgan - presented reports to the Commission on the analysis of the Duffyfield cleanup (past- what was the most successful clean-up, present (what took place on December 2nd and 3rd, 2022) and future (what could be done better).

Health and Wellness Work Group chaired by Commissioner Wallace - presented the next follow-up meeting with the partner and discussed the next steps in terms of MOU development content specifications and funding specifications, the need to define and for the Health and Wellness Center, partnership, and human service agency providing the administrative task, review of the building plans, partnership, and commitments.

16. New Business

There we no new business.

17. Closed Session

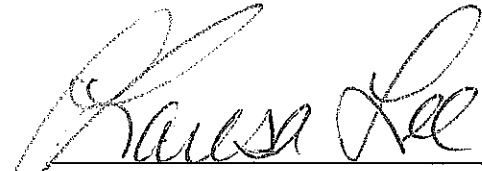
No closed session.

18. Adjournment

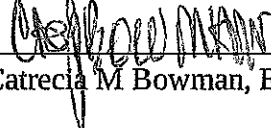
Chair Lee made a motion to adjourn, being there is no further business, and without objection.

The meeting adjourned at 7:01 pm.

Date: MARCH 8, 2023



Theresa Lee, Chair

Attest: 

Catrecia M. Bowman, Executive Director