

Commission Members

Stephanie Lovick
Beth Walker
Jay Tripp
Leander Morgan
Steve Strickland
Julius Parham
Tabari Wallace



NEW BERN

CITY OF NEW BERN
Redevelopment Commission of the City of New Bern
303 First Street, P.O. Box 1129
New Bern, NC 28563-1129
(252) 639-7585

Chair

Theresa Lee

Vice-Chair

Kip Perego

Executive Director

Catrece McCoy Bowman

Ex-Officio Members

Rick Prill

Barbara Best

Hazel Royal

Wednesday November 9, 2022, 6:00 p.m.

Development Services Conference Room

303 First Street New Bern, NC 28562

START	6:00 p.m.	
1.	Agenda Item: Welcome & Call to Order, Roll Call, Guiding Principles	Agenda Item Completed:
	Presenter: Tharesa Lee, Chair	Estimated Time: 5 min
2.	Agenda Item: Public Comment	Agenda Item Completed:
	Presenter: Tharesa Lee, Chair	Estimated Time:
	Limit 4 minutes per speaker	
3.	Agenda Item: Approval of Minutes	Agenda Item Completed:
	Presenter: Tharesa Lee, Chair	Estimated Time: 5 min
	Goal: Share Info Obtain Input <u>Make Decisions</u>	Formal Approval Needed? <u>Yes</u> No
	Supporting Materials: Minutes from the October 12, 2022, Regular Meeting are provided for review and approval.	
4.	Agenda Item: Presentation by Peter Frey request to purchase 203 Jones Street	Agenda Item Completed:
	Presenter: George Tosato and Peter Frey	Estimated Time: 10 minutes
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? Yes <u>No</u>
	Background Information: Mr. Peter Frey is interested in the property owned by the Redevelopment Commission.	
	Supporting Materials: Map	
5.	Agenda Item: Adopting a Resolution for the Health & Wellness	Agenda Item Completed:

	Center Concept Plan.	
	Presenter: Tharesa Lee, Chair	Estimated Time: 10 mins
	Goal: Share Info Obtain Input <u>Make Decisions</u>	Formal Approval Needed? Yes No
	Background Information:	
	Supporting Materials: Concept Maps	
	Action Items: Adopt a Resolution for the Health & Wellness Center Concept Plan.	
6.	Agenda Item: Adopting a Resolution Authorizing the Conveyance of 720 Fowlers Ln, 700 Fowlers Ln, 1023 Murray St, 1021 Murray St, 1019 Murray St, 1017 Murray St, 1015 Murray St, 1013 Murray St, 1011 Murray St, 1009 Murray St to the City of New Bern for Completion of the Duffyfield Stormwater Enhancement Project.	Agenda Item Completed:
	Presenter: Tharesa Lee, Chair	Estimated Time: 10 mins
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? <u>Yes</u> No
	Background Information: Convey lots to city for completion of the Duffyfield Stormwater Enhancement Project	
	Supporting Materials: Map of Duffyfield community and stormwater enhancement.	
	Action Items: Adopt a Resolution Authorizing the Conveyance of 720 Fowlers Ln, 700 Fowlers Ln, 1023 Murray St, 1021 Murray St, 1019 Murray St, 1017 Murray St, 1015 Murray St, 1013 Murray St, 1011 Murray St, 1009 Murray St to the City of New Bern for Completion of the Duffyfield Stormwater Enhancement Project.	
7.	Agenda Item: Discussion of housing opportunities in the New Bern Redevelopment Commission boundaries.	Agenda Item Completed:
	Presenter: Tharesa Lee, Chair	Estimated Time: 10 mins
	Goal: Share Info <u>Obtain Input</u> Make Decisions	Formal Approval Needed? Yes <u>No</u>
	Background Information: Trends, concepts, parcels, bungalow, manufactured, small houses etc.	
	Supporting Materials:	
8.	Agenda Item: Report from the Executive Director.	Agenda Item Completed:

	Presenter: Catrecia McCoy Bowman, Executive Director	Estimated Time: 10 min
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? <u>Yes</u> No
	Background Information Executive Director's 30-Day Report	
	Supporting Materials:	
9.	Agenda Item: Working Group Reports	Agenda Item Completed:
	Presenter: Working Groups	Estimated Time: 15 min
	Goal: <u>Share Info</u> Obtain Input Make Decisions	Formal Approval Needed? Yes <u>No</u>
	Background Information Working Group Reports from: Health, Housing, and Neighborhood. 908 Bloomfield (Health and Wellness Center) and 911 Eubanks and 908 Bloomfield	
10.	Adjournment	
Next Meeting: December 14, 2021		

#3 APPROVAL OF MINUTES – October 12, 2022

City of New Bern
Redevelopment Commission Meeting
October 12, 2022

303 First Street- Development Services

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Stephanie Lovick, Steve Strickland, Tabari Wallace, Julian Tripp,

Ex-Officio Members Present: Alderwoman Hazel Royal, Alderman Rick Prill

Members Excused (E)/Absent (A): Co-Chair Kip Peregoy (E), Leander Morgan (E), Julius Parham(E), Tabari Wallace (E)

Staff Present: Matthew Schelly, Interim Director of Development Services; Catrechia Bowman, Executive Director of Redevelopment Commission; D'Aja Fulmore, Community Development Coordinator

1. Welcome and Call to Order

Chair Lee called this meeting to order at 6:05 PM and began with a reading of the Commission's guiding principles.

2. Public Comment

Pastor Holmes from First Missionary Baptist Church announced that a community fundraiser for Mr. Alfred Barfield, former director of the Omega Center, will be held on Saturday, November 5, 2022, and volunteers are wanted.

Local citizen, Reggie Jones, extended thanks to the Health and Wellness Working Group and their work on the health center for the Duffyfield community.

Local citizen, Bo Dorsey, stated that he knows the Commission has been discussing the trash issue in the Duffyfield community and suggested that the City adopt an ordinance for recycling bins to be collected more than once a month.

Local citizen, Johnathan Brown, stated that the graveyard of his grandmother and grandfather in Duffyfield is not well kept. Mr. Brown stated that he would be willing to assist with cleanup of the gravesite and would later share the exact location of the gravesite.

3. Approval of Minutes

Minutes from the Commission meeting held on September 14, 2022, were presented. A motion to approve the minutes was made by Commissioner Julian Tripp and seconded by Commissioner Beth Walker.

4. Presentation by Jacki London regarding interest in purchasing 1307 Main Street

Jacki London introduced herself to the Commission and stated that she would like to purchase 1307 Main Street as an extension to her current property. Ms. London also stated she would be willing to adhere to any regulations regarding property cleanliness and the property will not be used for junk cars.

The Commission thanked Ms. London for her presentation.

No motion was made at this meeting to initiate the upset bid process.

5. Report from the Executive Director

Catrechia Bowman, executive director of the Redevelopment Commission stood to give a report to the Commission. Mrs. Bowman stated that Elite Structural Movers should have their equipment moved from 911 Eubanks Street by the upcoming Monday.

Mrs. Bowman also stated that she recently toured the Redevelopment area and would like to organize a tour with the Commission.

Mrs. Bowman told the Commission that she is currently organizing a priority list that includes the Commission's goals. Mrs. Bowman stated that the rescheduled strategic plan meeting will be held on Wednesday, November 30, from 2:30-5:30pm.

Mrs. Bowman also told the Commission that there is a tiny home being built in the area and she would get the Commission details on where it is being built so they can go view it.

6. Working Group Reports

Housing Working Group: Commissioner Beth Walker stated that the Commission's 4TH bid opening was held on October 6th at 11am. Commissioner Walker stated that one bid was received, and it came in over budget. Commissioner Walker stated that the bid amount was all-inclusive for \$207,500. Commissioner Walker stated that the CDBG budget is approximately \$185k and the current options include the need to look for money in the budget or consider going back to contractor and ask if he is willing to negotiate the contract price.

Neighborhood Working Group: Commissioner Leander Morgan will update the Commission when he returns.

Health and Wellness Working Group: Chair Lee stated that Commissioner Tabari Wallace has been working hard and there are memorandums of agreements in progress with partners. Commissioner Walker stated that a local engineering firm has site plans for the wellness center that will be developed at no charge to the Commission.

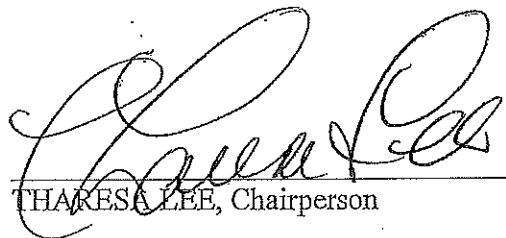
7. Closed Session

Pursuant to NC Statute §143-318.11(a)(5), Commission Strickland made a motion to enter closed session to discuss a real estate transaction. This motion was seconded by Commission Tripp and unanimously carried (6-0).

9. Adjournment

This meeting adjourned at 7:00pm.

Date approved: 11-10-22


THARESA LEE, Chairperson

Attest: 
D'Aja Fulmore, Recording Secretary

#4 PRESENTATION BY PETER FREY – 203 JONES STREET AND 207 JONES STREET



Redevelopment Commission Property for Review



Property
Site

Current Owner(s): The Redevelopment
Commission

Addresses: 203 Jones St.

Acres: 0.205 Ac. Total

Parcel ID: 8-009-038

Current Use: Vacant



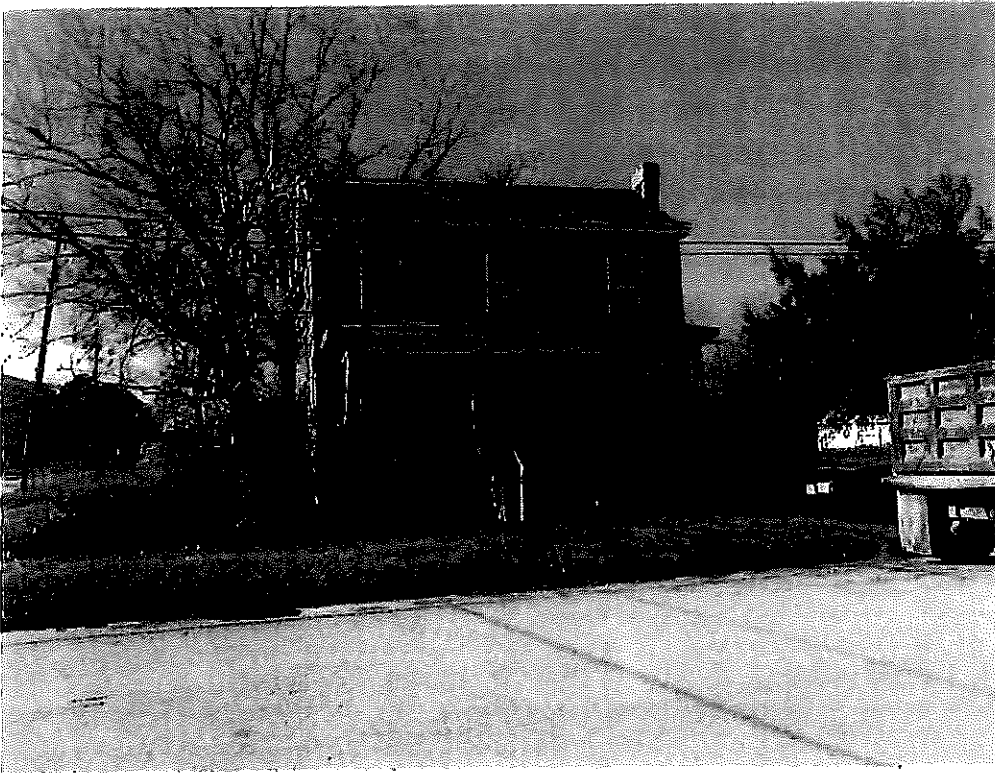
1 inch = 50 feet

0 25 50 100 Feet

Imagery 2021

100

NOCTA, NCCT Board



12-23-2021

203 Jones Street Before



After


**#5 ADOPTING RESo FOR THE HEALTH AND WELLNESS CENTER AND HEALTH CENTER
CONCEPT PLAN**

RESOLUTION

BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF
NEW BERN:

That the Redevelopment Commission of the City of New Bern hereby approves the site
concept plan prepared by Avolis Engineering PA, a copy of which is attached hereto and
incorporated by reference herein.

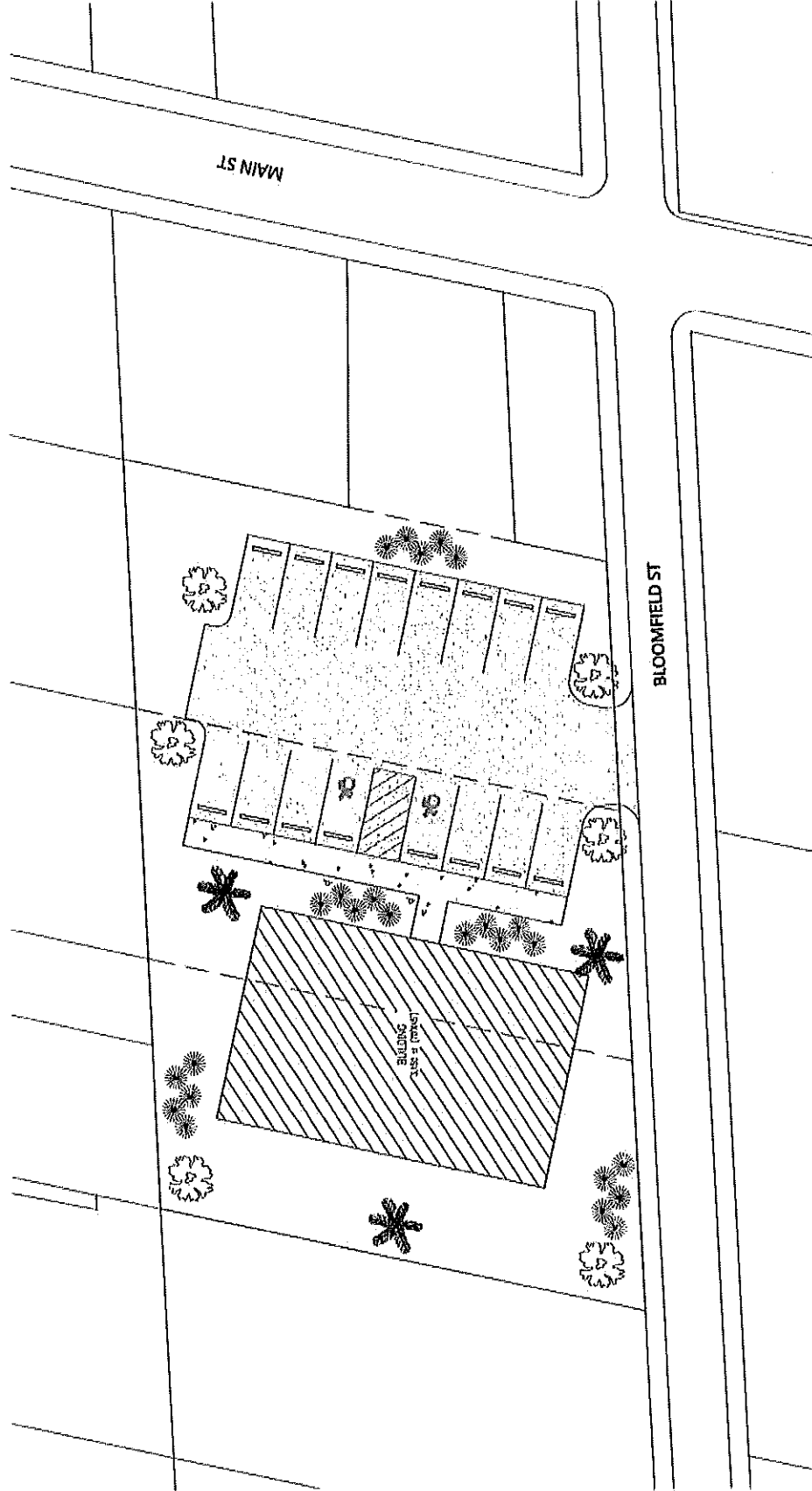
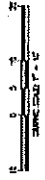
ADOPTED THIS 9TH DAY OF NOVEMBER, 2022.



THERESA LEE, CHAIRPERSON



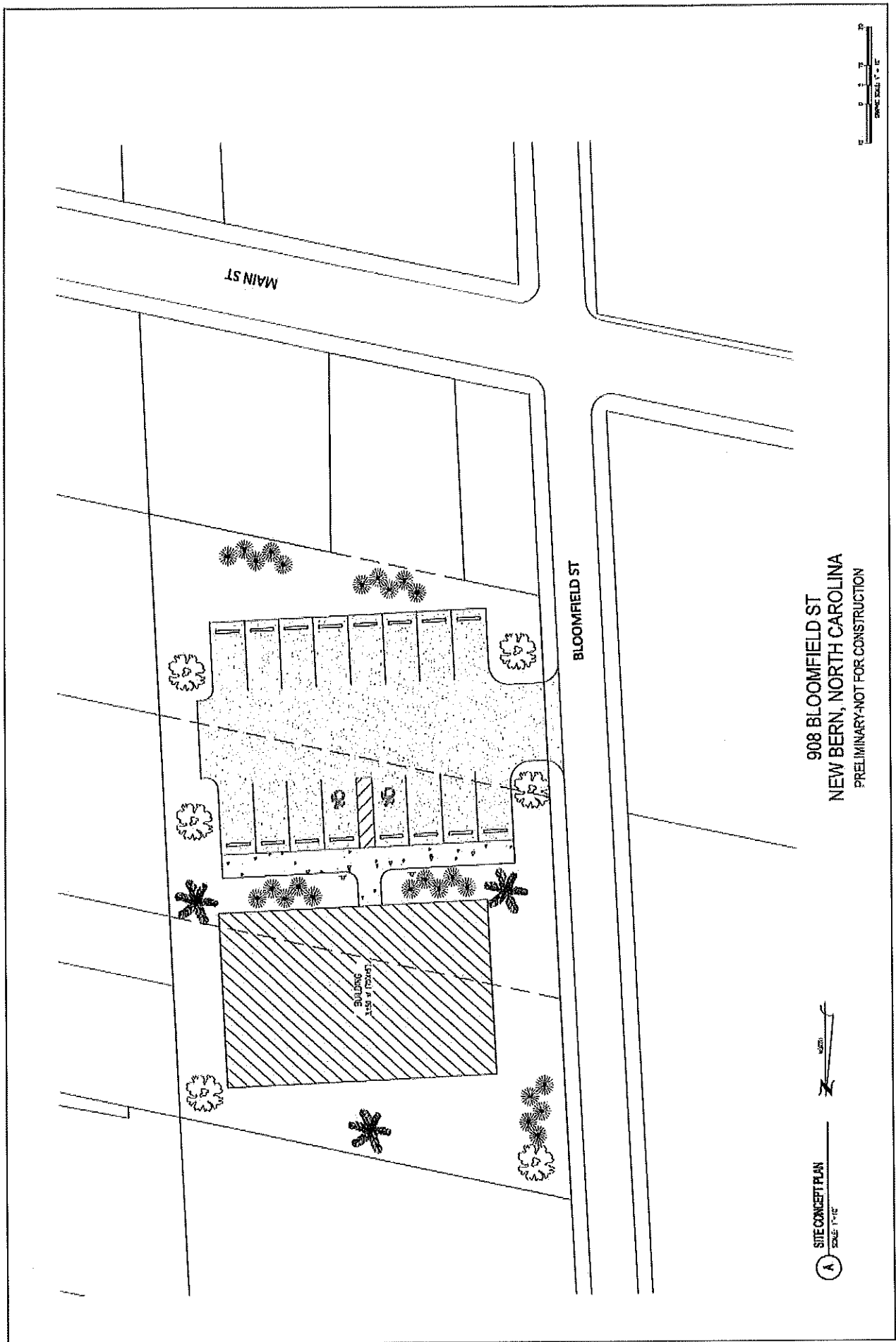
CATRECIA BOWMAN, EXECUTIVE DIRECTOR



908 BLOOMFIELD ST
NEW BERN, NORTH CAROLINA
PRELIMINARY-NOT FOR CONSTRUCTION



A SITE CONCEPT PLAN
SCALE 1"=10'



#6 ADOPTING A RESOLUTION AUTHORIZE THE CONVEYANCE OF 10 PROPERTIES.

#6 QUITCLAIM DEED – RESOLUTION STORMWATER CONVEYANCE

DUFFYFIELD COMMUNITY STORMWATER/WETLAND ENHANCEMENT PROJECT (“DUFFYFIELD STORMWATER PROJECT”), CRAVEN COUNTY PARCEL NUMBERS 8-006-094, 8-006-095, 8-006-179, 8-006-180, 8-006-181, 8-006-182, 8-006-183, 8-006-184, 8-006-185, 8-006-186

#6 STORMWATER ENHANCEMENT PROJECT – EXHIBIT A

A TRACT OR PARCEL OF LAND IN THE COUNTY OF CRAVEN, AND STATE OF NORTH CAROLINA, IN NUMBER EIGHT TOWNSHIP, AND BOUNDED.

RESOLUTION

THAT WHEREAS, one of the objectives of the Redevelopment Commission of the City of New Bern is to mitigate the impact of localized flooding within the redevelopment area boundary; and

WHEREAS, the City of New Bern's Duffyfield Community Stormwater/Wetland Enhancement Project ("Duffyfield Stormwater Project") will create a five acre multifunction urban stormwater treatment facility designed to transform blighted land within the redevelopment area boundary into a stormwater retention and treatment network; and

WHEREAS, the Duffyfield Stormwater Project will improve community health, serve as a passive recreational park and spur investment in the redevelopment area; and


WHEREAS, the Redevelopment Commission deems it advisable and in the public interest to convey certain real property to the City of New Bern in furtherance of the Duffyfield Stormwater Project.

BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN:

Section 1. That the Chairman and Vice Chairman be and they are hereby authorized and directed to execute a quitclaim deed to the City of New Bern for the said parcels identified as Craven County parcel numbers 8-006-094, 8-006-095, 8-006-179, 8-006-180, 8-006-181, 8-006-182, 8-006-183, 8-006-184, 8-006-185, 8-006-186 and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Section 2. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to the City of New Bern

ADOPTED THIS 9TH DAY OF NOVEMBER, 2022.


THARESA LEE, CHAIRPERSON


CATRECIA BOWMAN, EXECUTIVE DIRECTOR

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

PARCEL NOS. 8-006-094, 8-006-095, 8-006-179, 8-006-180, 8-006-181, 8-006-182, 8-006-183, 8-006-184, 8-006-185, 8-006-186

REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 9th day of November, 2022, by and between the **REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN**, ("Grantor"); to the **CITY OF NEW BERN**, a municipal corporation of the State of North Carolina, whose mailing address is Post Office Box 1129, New Bern, North Carolina 28563, ("Grantee");

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantors paid by the Grantee, the receipt of which is hereby acknowledged, have remised and release, and by these presents do remise, release and forever quitclaim unto the Grantee, Grantee's heir and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed does not include the primary residence of a Grantor.

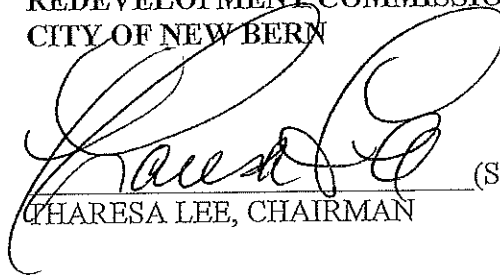
DAVIS HARTMAN WRIGHT LLP
Attorneys at Law
209 Pollock Street
New Bern, NC 28560

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, through or under the Grantor.

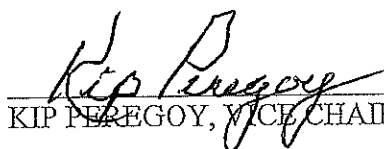
IN TESTIMONY WHEREOF, the REDEVELOPMENT COMMISSION OF THE CITY OF NEW BERN has caused this instrument to be executed as its act and deed by its Chairman, attested by its Vice Chairman, and its seal to be hereunto affixed, as of the day and year first above written.

REDEVELOPMENT COMMISSION OF THE
CITY OF NEW BERN

By:

 (SEAL)
THARESA LEE, CHAIRMAN

ATTEST:


KIP PEREGOY, VICE CHAIRMAN

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, Jennifer L. Mayo, Notary Public in and for said County and State, do hereby certify that on the 9th day of November, 2022 before me personally appeared THARESA LEE, with whom I am personally acquainted, who, being by me duly sworn, says that she is the Chairman and KIP PEREGOY is the Vice Chairman for the Redevelopment Commission of the City of New Bern, a North Carolina municipal corporation described in and which executed the foregoing instrument and that by the authority duly given and as the act of said municipal corporation, the foregoing instrument was signed in its name by its Chairman for the purposes therein expressed, and attested by himself as its Vice Chairman.

WITNESS my hand and official seal this the 9th day of November, 2022.

Jennifer L. Mayo
Notary Public

My Commission Expires:

August 16, 2026

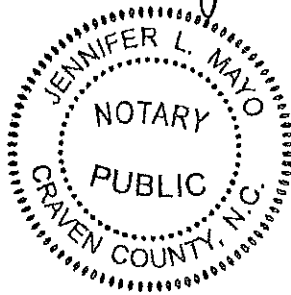


EXHIBIT A

A tract or parcel of land in the County of Craven, and State of North Carolina, in Number Eight Township, and bounded as follows:

Tract No. 1 (Parcel No. 8-006-094)

All that certain lot or parcel of land lying and being situate in the City of New Bern, said state and county, on the north side of "B" Street and east side of "F" Street, as appears upon a certain plot or plan made by H. T. Guion, Surveyor for A. T. Jerkins, recorded in the public records in the Office of the Register of Deeds of Craven County in Book 64, Folio 14, and bearing the number Eighteen (18) upon said plot or plan. It being a portion of the same land conveyed by Isaac H. Smith and wife to Luvinnia Kelly by deed bearing date of February 1, 1910, and recorded in Book 179, Folio 398 of said public records, to which reference is hereby made.

Being that same property conveyed by Paul Chapman, widower, to the City of New Bern by deed dated December 20, 2000, recorded in Book 1876 at Page 484 of the Craven County Registry.

Tract No. 2 (Parcel No. 8-006-095)

Lying in Number Eight Township, Craven County, North Carolina and being more particularly described as follows: Lying on the north side of B Street and on the west side of the Atlantic and North Carolina Railroad Tract and being the eastern one-half of Lot No. 17 in the subdivision known as Jerkinstown, a plat of which is recorded in Book 64, Page 94, in the Office of the Register of Deeds of Craven County, reference to said plat being hereby made for a more perfect description of said lot. Said lot is more specifically described by metes and bounds as follows: Beginning at a point the southern right-of-way line of the Atlantic and North Carolina Railroad which point marks the intersection of said right-of-way with the western line of B Street. Thence from this point of beginning so located, South 51° 45' West 108.8 feet along the western line of B Street to an iron; thence North 38° 15' West 157.7 feet to a point in the southern right-of-way line of the Atlantic & North Carolina Railroad right-of-way; thence along and with the southern line of said right of way South 72° 51' East 191.6 feet to the point of beginning.

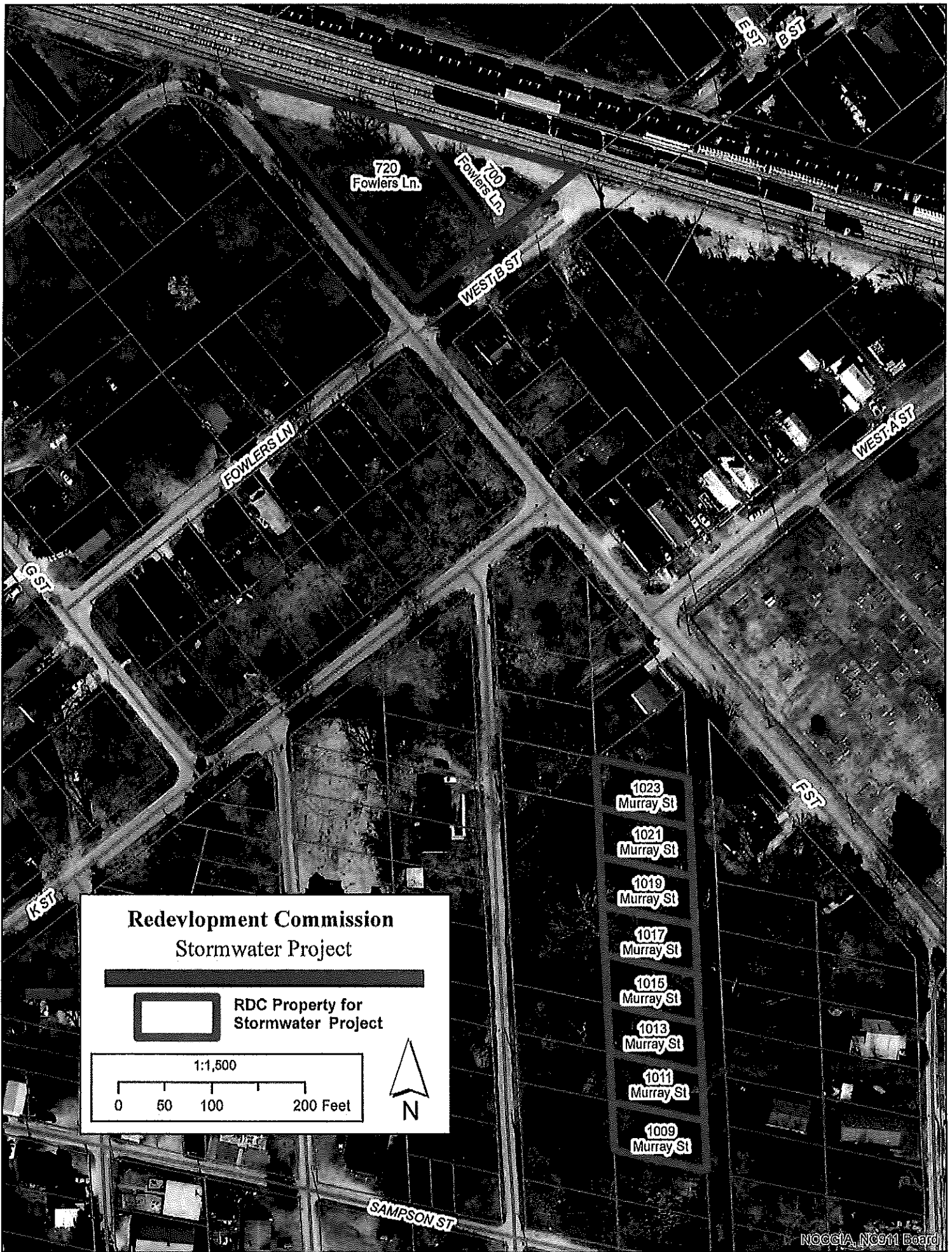
Being that same property conveyed by James McCotter Investment Company to the City of New Bern by deed dated June 20, 1980, recorded in Book 961 at Page 723 of the Craven County Registry.

Tract No. 3 (Parcel Nos. 8-006-179, 8-006-180, 8-006-181, 8-006-182, 8-006-183, 8-006-184, 8-006-185 and 8-006-186)

All those certain lots or parcels of land lying and being situate in the City of New Bern, Craven County, North Carolina, in that certain subdivision known as PAVIETOWN, a map or plat of which is of record in Map Book 2 at Page 139 in the Office of the Register of Deeds of Craven County, and being Lots Numbers 49, 50, 282, 283, 284, 302, 303 and 304 in said subdivision.

Being a portion of that property conveyed by C. C. Franks and wife, Ida Franks, to William Franks by deed dated October 2, 1987, appearing of record in Book 1168 at Page 1003 in the Office of the Register of Deeds of Craven County.

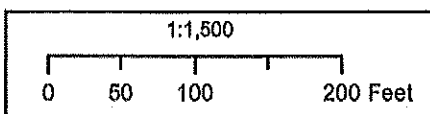
Being also those same properties conveyed by William Franks and wife, Melinda Franks, to the City of New Bern by deed recorded January 3, 2003 in Book 1986 at Page 881 of the Craven County Registry.



**Redevelopment Commission
Stormwater Project**



**RDC Property for
Stormwater Project**



1023
Murray St

1021
Murray St

1019
Murray St

1017
Murray St

1015
Murray St

1013
Murray St

1011
Murray St

1009
Murray St