

**City of New Bern
Redevelopment Commission Meeting
January 9, 2019 - 6:00 pm
Developmental Services Conference Room
303 First Street**

MEMBERS PRESENT: Tharesa Lee, Kip Peregoy, John Young, Maria Cho, Steve Strickland, Leander "Robbie" Morgan, Beth Walker, and Jaimee Bullock (Arrived at Approximately 6:10pm)

EX - OFFICIO MEMBERS PRESENT: Alderman Sabrina Bengel

MEMBERS ABSENT: Tabari Wallace

STAFF PRESENT: Jeff Ruggieri, Development Services Director; Bradleigh Sceviour Planner II; Amanda Ohlensehlen, Economic and Community Development Manager; Jennifer May, Administrative Assistant.

OTHERS PRESENT: Dr. Michelle L. Eley, Ph.D., Community & Economic Development Specialist, and Jennifer Campbell, recorder.

1. CALL TO ORDER

Chair Tharesa Lee called the meeting to order at approximately 6:00 p.m.

2. SWEARING IN OF NEW BERN REDEVELOPMENT COMMISSION OF BOARD MEMBERS

Staff member, Jennifer May was on hand to swear in the commission members. Those in attendance included Leander "Robbie" Morgan, Beth Walker, and Jaimee Bullock. Co-Chair Bullock arrived at approximately 6:10 p.m. and was sworn in by the staff member separately. They were sworn using the following oath:

I, _____, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as a member of the Redevelopment Commission of the City of New Bern, so help me God.

3. APPROVAL OF MINUTES

Minutes of the November 28, 2018 Redevelopment Commission meeting, were presented for review and approval

Kip Peregoy made a **motion to approve the November 28, 2018 minutes as presented.** Commissioner Steve Strickland seconded the motion. The motion carried unanimously.

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43 4. **PUBLIC COMMENT**
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45 No public comment was made
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47 5. **DISCUSS 2019 MEETING CALENDAR**
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49 Development Services Director Jeff Ruggieri presented a copy of the 2019 Redevelopment
50 Commission meetings calendar. He inquired to the commission whether meetings that are held
51 close to holidays should be rescheduled or remain as they are, especially the November 27 and
52 December 18 meetings.
53

54 Also discussed was which two meetings would be public meetings. The options given were mid
55 year and October, or the months of May and October. The consensus was to have the two meetings,
56 one mid year and one in October. The two dates decided upon were June 26 and October 9, 2019.
57 Commission Member Leander "Robbie" Morgan Jr. stated that he could have the Omega Center
58 available for a meeting. It was decided that June 26, 2019 would be the appropriate meeting for
59 the Omega Center at 800 Cedar Street, New Bern, NC 28560.
60

61 The October 9, 2019 meeting will be set as To Be Announced. Pastor Hill with Clinton Chapel
62 will be contacted to inquire about utilizing their building for the October meeting. The Commission
63 agreed that it was important to hold meetings at both ends of the community and will revisit this
64 discussion to confirm a location.
65

66 Commission Member Steve Strickland **made a motion to adopt the 2019 Redevelopment**
67 **Commission calendar as amended to reflect public meeting dates of June 26 and October 9,**
68 **2019 with the June 26, 2019 meeting being held at the Omega Center and October 9, 2019**
69 **noted as To Be Announced.** Co- Chair Bullock seconded the motion. The motion carried
70 unanimously.
71

72
73 6. **COMMUNITY VOICES CONSENSUS BUILDING**
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75 Chairmen Lee had the commission read the Guiding Principles aloud before introducing the guest
76 speaker. Dr. Michelle L. Eley, Ph.D. Dr. Eley works with North Carolina A&T State University
77 Cooperative Extension program as a Community & Economic Development Specialist.
78

111 and given 10 to 15 minutes to discuss and come up with some options for the scenario that was
112 given.

CONSENSUS BUILDING

Michelle Eley, PhD

Community & Economic Development Specialist
Cooperative Extension at NC A&T State University

Theresa Lee, MA,CHC, CF

Intentional Excellence Consulting
City of New Bern – Redevelopment Commission
Chair



Problem Solving and Decision Making

Turning Problems into Opportunities

- Improves your ability to get to the bottom of complex situations
- Helps the group to work together maturely, use different thinking styles, and commit collectively to decisions
- Facilitate a process to utilize the collective knowledge, experience and perspective of residents to address community-identified issues



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The Role of Facilitation

A way of helping groups work together in meetings

- Facilitation is a management skill
 - » When people are face-to-face, they need to talk and listen
 - » When there are several people involved, getting the talking, listening, deciding sequence right is hard
- The person(s) who are serving in a facilitator play an important role
 - » Reminds the group of the ground rules they have adopted and, much like a referee, intervenes when someone violates the ground rules and is supposed to be neutral
 - » Guide or encourage the discussion, records ideas, and urges the group towards a unified solution
- Process works better when you are working "in pairs"



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Co-Facilitation: Working as Partners

Tip Sheet (Handout)



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Making Shared Decisions as a Group

Exercise



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Helping Hints to Work as Partners

Tip Sheet (Handout)



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Consensus

- The key indicator of whether or not a consensus has been reached is that **everyone agrees they can live with the final proposal; that is, after every effort has been made to meet any outstanding interests**
- Consensus requires that someone (usually the facilitator) frame a proposal after listening carefully to **everyone's interests**
 - » Interests, by the way, are not the same as positions or demands
 - » Demands and positions are what people say they must have, but interests are the underlying needs or reasons that explain why they take the positions that they do
- Consensus allows **each member of the group to contribute their opinions and help make the final decision**



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Exercise Scenario:

The New Bern City Council is interested in determining a plan to utilize vacant parcels of land in the Greater Duffyfield neighborhood. The city realizes if it is able to consider the best use for land in different parts of this neighborhood, they will be able to maximize the community's economic potential. Before moving forward, they need to gather input from local citizens.

As local residents, you have been asked to make some recommendations for how vacant properties can be repurposed. In your deliberation, you should explore different strategies for returning abandoned properties to productive use. Each member will be assigned a role. Therefore in that role, you will bring a unique perspective (and/or interest) to how vacant lands can be reused for the betterment of the



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124 economic potential. Before moving forward, they need to gather input from local citizens.

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127 abandoned properties to productive use. Each member will be assigned a role. Therefore in that
128 role, you will bring a unique perspective (and/or interest) to how vacant lands can be reused for
129 the betterment of the community.

Committee Member Make-Up

- John Young – downtown business owner
- Tabari Wallace – Education Administrator; life-time resident of Greater Duffyfield
- Steve Strickland – corner store merchant in the Duffyfield neighborhood; "number-savvy"; have some innovative ideas on what will move neighborhood forward
- Jalmea Bullock – church leader
- Beth Walker – a environmentally conscious resident; a "staunch" advocate for design approaches that minimizes harmful effects on human health and the environment
- Leander "Robbie" Morgan – retired resident of Duffyfield neighborhood
- Kip Peregoy- non-profit developer of affordable housing
- Tharesa Lee – grassroots leader and organizer
- Maria Cho – health professional; single mother (with two middle school-age kids)
- Jeff Ruggieri – city government employee in development services department



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Reaching group consensus is like a Go Around where you keep going around and discussing the decision to be made until everyone has had input and agrees to accept the decision.

Consensus does not mean that everyone has to reach the same agreement.

Consensus allows everyone's ideas to be heard so the group members can understand why they don't agree, respect their differences and find ways to work out a compromise.

Exercise Instructions

- You will be divided into two groups to discuss the scenarios and make some decisions for this issue. You will have 10 minutes to discuss. More time will be allotted as needed.
- Each group will have a chance present their choices.
- Your suggestions will be recorded on a sheet of chart paper.
- The larger group will "go around" on the advantages and disadvantages of the choices until final suggestions are made.



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Any Questions?



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Group One: Amanda Ohlensehlen stated that after their discussion they thought the best way to use the lots was to focus on the periphery and re-platting some of the lots; to possibly acquire some of the lots to focus on a smaller area and showcase development of some affordable housing and other programs related to education, especially for recruiting young families to affordable housing. Starting in a small area would allow us to determine if residents find change acceptable. Dr. Eley then asked why they made the decision to focus on the periphery of Greater Duffyfield? Commission Member Kip Perego stated that seeing the change in the surrounding area would help change the perception of Duffyfield. Mrs. Ohlensehlen added that those community members that were fearful of change would see the group working from the outside and moving in and it would be more beneficial to start this way instead of trying to buy up parcels of land. She also said that another goal would be to recruit the City of New Bern as a pledged partner in this endeavor. Some of the ways in which the City could collaborate included: waiving different types of fees, bringing fill dirt and grading so it would improve affordability for the non-profit groups who are willing build the homes. The city could also put in curbs and gutters; create sidewalks in the neighborhood. Overall the group wanted this area to feel like a safe community, where they could walk to local businesses.

After Dr. Eley reviewed all that group one had discussed, Commission Member Perego stated that the conversation had begun over the concept of re-platting lots to make bigger lots from the shotgun lots that were there originally. Alderman Bengel asked what the term re-platting meant and the reply gave the definition of creating new lot sizes. Because this area is in a flood plain, the lots would need to be built up and if re-platted, the lots would be bigger and less visually for community members.

Group Two: Commission Member Bullock stated that Group Two's solution was to utilize public and private investments to create more productive land usage. The group agreed that change needed to happen but it should not come too quickly. Some of the changes they promoted included

allied health services, places where community could come together, such as a community center. The group agreed to the balance of community space and private investment with the space closest to the green space being used for community area and those areas furthest away from the green space as private investment. They recommended the creation of a board with public representatives and private citizens to create community buy-in and consensus and to create a series of restrictive covenants and safeguards for private lots to make sure the community integrity intact. Commission Member Young stated that the goal was to sale the government land as quick as possible to use the funds from the sale to fuel redevelopment.

7. **NEW BUSINESS**

Chair Lee stated that the next meeting would be held on January 23, 2019.

Alderman Sabrina Bengel requested an update about the approval of the Choice Neighborhoods Initiative (CNI) Plan of the Redevelopment Commission's boundary recommendation. She specifically requested information as to whether the Commission's recommendation had been brought before the Planning and Zoning Board for approval and the process by which it would be approved. Mr. Ruggieri reviewed previous meeting recommendations and found that the Redevelopment Commission Board makes recommendation to the Planning and Zoning Board, which in turn sets the criteria for the boundary. Then the Redevelopment Board uses that criteria to finalize the plan and makes recommendations to the Board of Alderman. The goal to present the boundary in January could not be met, because the plan was not complete. Timeframes were discussed and decision was made to begin working on the plan at the next meeting. When the complete plan is presented to the Board of Alderman as many Redevelopment Commission Members as possible be in attendance.

It was agreed that the Redevelopment Commission will give a status report to the Board of Alderman on a quarterly basis.

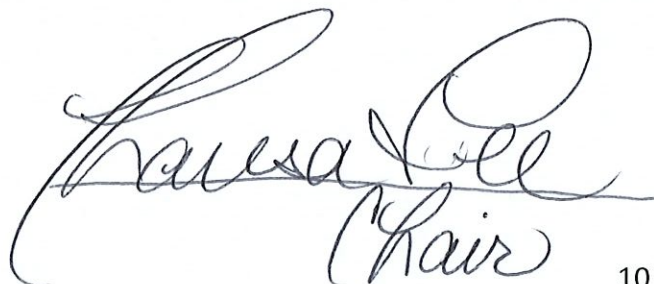
Alderman Bengel followed by adding that the Board of Alderman will bring other issues before the Commission in the coming months as things evolve. This included items such as FEMA flooding, in regards to Stanley White. The Board of Alderman are on hold waiting to receive more information regarding this building but will keep the Commission updated as the information comes, so that the Commission can weigh in on the results, as well as, the community members. Recent Insurance reports have stated that damage assessed is \$700,000. The Board of Alderman are committed to replacing the building, either where it stands which poses questions regarding future flooding possibilities, or finding a different location of the building within the community.

8. **ADJOURNMENT**

There being no future business to discuss, Chair Lee adjourned the meeting at 7:56 pm.

Date Approved: 1/23/19

Attest: 
Recording Secretary


Chair