

**City of New Bern
Redevelopment Commission Meeting
March 13, 2019 – 6:00 P.M.
Development Services Conference Room
303 First Street**

Members Present: Beth Walker, John Young, Kip Peregoy, Maria Cho, Chair Tharesa Lee, Co-Chair Jaimee Bullock-Mosley, Steve Strickland, Leander “Robbie” Morgan Jr.

Ex-Officio Members Present: Alderman Sabrina Bengel

Members Absent: Tabari Wallace

Staff Present: Amanda Ohlensehlen, Community and Economic Development Manager; Alice Wilson, GIS; Bradleigh Sceviour, Land and Community Development Administrator; Nadia Abdulhadi, Planner II; D’Aja Fulmore, Community Development Coordinator

Others Present: Martin Blaney, Executive Director, City of New Bern Housing Authority; Mike Williams, Executive Director, Craven County, NC Habitat for Humanity; Jennifer Campbell, Recording Secretary

1. WELCOME AND CALL TO ORDER

Chair Tharesa Lee called the meeting to order at 6:01p.m.

2. APPROVAL OF MINUTES

The minutes of February 27, 2019 Redevelopment Commission meeting were presented for review and approval. Minor grammatical changes were made to lines 218 and 403. **Commissioner Maria Cho moved to approve the minutes with amendments. Commissioner Steve Strickland seconded the motion and the motion carried unanimously.**

3. PUBLIC COMMENT

There was no public comment. Alderman Sabrina Bengel requested to discuss a situation that was presented at the previous evening’s Board of Alderman meeting. It was agreed upon that this would be discussed during the New Business portion of tonight’s meeting.

4. PRESENTATION BY MARTIN BLANEY, EXECUTIVE DIRECTOR- NEW BERN HOUSING AUTHORITY

Chair Lee introduced the presenter Mr. Martin Blaney who began by giving a brief overview of his professional history including working in his current profession since 1979. He stated that he has been the director of 3 authorities and the U.S. Department of Housing and Urban Development (HUD) in Richmond, Virginia. He went on to explain that he has seen a lot of changes in public housing and HUD is in a state of transition given the possibility of public housing ceasing to exist

42 in the next few years. He explained that this is due to a National backlog of property inventory so
43 great that there is no way HUD can fund it. He stated that the last three to four administrations
44 have struggled to find a solution.

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46 He went on to describe the various programs that have been created under HUD starting with
47 HOPE VI, which he stated did not do well. To learn from their mistakes and failings, HUD created
48 the Rental Assistance Demonstration Project (RAD); the program Craven Terrace was transformed
49 under. Mr. Blaney indicated there is a movement on Capitol Hill to continue RAD, although it is
50 deficient in certain ways. The sentiment is that it is a better model than what is currently in place,
51 and Washington is applying pressure on housing authorities across the country to go to RAD or a
52 similar Subsidy platform.

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54 Mr. Blaney then discussed the timeline of the New Bern Housing Authority. He stated that the
55 Housing Act of 1937 began under the Roosevelt plan, during the depression, and provided slum
56 clearance and employment to those building public housing, while boosting banks and financial
57 institutions. He continued saying that New Bern created their own Housing Authority in 1939 and
58 construction of Craven Terrace and Trent Court began in 1940.

59
60 Some of the details Mr. Blaney shared regarding both housing developments included the fact that
61 with the first phase of construction, Trent Court was designated by law as a Caucasian family
62 development and Craven Terrace was designated as a Black family development. A second phase
63 of development was added 1950. Plaques on the buildings indicate which phase they were
64 developed under.

65
66 In 1979, New Bern Towers, a Section 8 project-based Rental Assistance Program, was initiated.
67 He commended the individual responsible for New Bern Towers, because they continue to
68 function well, with 99% occupancy, although improvements are now needed. He stated the
69 requirements for this housing development were individuals had to be senior citizens or disabled.

70
71 At this time Mr. Blaney returned to Trent Court and Craven terrace and began discussing some of
72 their issues. He stated that they are functionally obsolete and do not meet today's living standards,
73 and even if the Housing Authority were to spend millions on refurbishing and didn't change the
74 footprint, they would have a hard time renting them out. He described the ways in which the
75 Housing Authority were improving the developments. He stated that Craven Terrace was
76 transformed under RAD programs by being sold to a private investor, who layered several tiers of
77 financing, and then went in gutted it and had them redone. He continued that Craven Terrace is
78 now 100% occupied by individuals under the Section 8 Housing Voucher Program.

79
80 Commissioner Beth Walker asked if the space was reconfigured at the time of reconstruction. Mr.
81 Blaney stated that the buildings were constructed with masonry and built to last, so they were not
82 changed when refurbished. Alderman Sabrina Bengel asked what year the work began. Mr. Blaney
83 stated that they closed in 2014.

84
85 Mr. Blaney began discussing the Choice Neighborhoods initiative and the Greater Five Points
86 Transformation Plan that was created. This laid out a plan for Trent Court, to be demolished and
87 redeveloped using vouchers or 9% housing finance money from Raleigh to have an affordable

housing component. He stipulated that this was a critical part of the plan because it led to several of the residents accepting the plan. He stated that, overall, regardless of timeline and type of structure that returns on the property, the Housing Authority Board requires having the affordable housing component to fulfill the commitment to the residents.

Mr. Blaney then moved into plans for relocating the residents of Trent Court. He stated that the Housing Authority planned to apply for a 9% award from the North Carolina Housing Finance Agency to build one to three developments to accommodate residents. He stated that they have already begun the process, by identifying a site, owned by New Bern, negotiating an option, and attaching the option to a preliminary application, which was submitted on January 18, 2019 to Raleigh. He stipulated that if awarded, it would provide an alternate outlet for those that live in Trent Court. He went on to say the Housing Authority has no desire to make 703 Carolina Avenue into a mini Trent Court, because you will lose the benefit of a mixed income community and with studies to back this statement.

He then gave examples of current mixed income communities upon request. Some of the examples he gave were Gaston Boulevard Project, Camden Square, Ashley Park, and the development across from Kidsville. Other cities were mentioned in order to do research regarding mix income communities. The cities included Durham, Wilmington, Raleigh, and Winston Salem. Mr. Blaney stated that he envisions making both Carolina Avenue and Trent Court into mixed income communities and stated that Trent Court property was large enough to make just one component a mixed income community.

Mr. Blaney proceeded to discuss future endeavors and changes that came about as a result of Hurricane Florence. He stated that the original plans were changed when the hurricane came through and the Housing Authority lost 18 units in Trent Court and 12 buildings, including his office, were impacted by the flood. He continued by saying that the Housing Authority has been working with the Federal Emergency Management Agency (FEMA) and thus far have found that FEMA very responsive to their issues and concerns. Mr. Blaney envisions that the first phase of demolition of Trent Court will be the buildings damaged by the flood. This would leave 110 units to be demolished in the second phase. He did not have a timeline but stated that he would be disappointed if the first phase of demolitions did not begin in 2019. He estimated a three to five-year timeline for both phases.

Mr. Blaney also stipulated that he could envision, at some point in the future, the New Bern Housing Authority would not have any public housing and would like to see everything as 9% while the revenue from FEMA is reinvested in back into the 9% projects. He stated that this conceivably would offer enough revenue to work with 4%. He indicated that 4% projects are typically apartments already built, and one would go in and remodel them. He went on to say that 4% does not provide enough income to do new construction and proceeds from FEMA will fill the gap.

Mr. Blaney then opened the floor for questions. Commissioner John Young asked if any data had been collected of the need for subsidized units in New Bern. Mr. Blaney responded saying yes; the marketing research shows that New Bern is under served for affordable housing. He explained that

133 affordable housing does not just identify extremely low income, but also teachers, law
134 enforcement, and those who work on assembly lines and in plants.

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136 Co- Chair Jaimee Bullock-Mosley asked in light of post Florence plans what building or
137 construction at the present-day Trent Court planned to look like, and more specifically, number of
138 units and number of people. Mr. Blaney stated that he could show artist conceptions for the
139 aesthetics and went on to explain that professionals have counseled that the Housing Authority
140 could include more people in a certain sized plat, if they are dealing with higher income than
141 extremely low income and that it's conceivable that there may be up to 300 apartments at Trent
142 Court. He also stipulated that out of the 300 apartments, 60 would be ear-marked for affordable
143 housing. He described the various demographics that could reside in this one location including
144 retirees and millennials.



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148 Commissioner Cho asked for Mr. Blaney to explain the 9% housing and how it applies here. Mr.
149 Blaney stated the 4% and 9% housing tax credit programs were a way of raising equity to get a
150 project going, and the 9% program was very competitive, because you receive more funds.
151 Alderman Bengel explained that an investor invests the money and receives a 9% tax credit per
152 year for 10 years, and in essence, receives 90% return of what they invested. She also stated that
153 it was so competitive because it was so valuable, and with a project like Carolina Avenue with a
154 9% tax credit, even though they are building 80 units, they will only be able to take a percentage
155 of Trent Court residents. Commissioner Strickland highlighted both Mr. Blaney's response and
156 Alderman Bengel's response by stating that as a Board Member of the Housing Authority, they
157 want to ensure that anything they build off site or on the Trent Court property, will ultimately be
158 20-25% of the current population that of Trent Court. Mr. Blaney added that studies have shown
159 that you reach a tipping point at 25-30% of the population being extremely low income, and once
160 you overstep that threshold, you begin losing the benefits of having a mixed income neighborhood.

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162 Chair Lee followed Mr. Blaney's presentation by stating that the Commission could go to the
163 website www.newbernha.com to research this topic. Mr. Blaney provided his phone number to the
164 Commission in case they had any further questions, (252)633-0800 Ext. 250.

Alderman Bengel asked one final question regarding the 110 units left at the completion of phase one in Trent Court; by law, as residents relocate and units become empty, does the Housing Authority have to re-rent those units. Mr. Blaney stated that if units become empty, they are required to be re-rented; first so that they can continue to generate subsidy revenue. Second, to position themselves to make quick decisions, when filling vacancies at a very strategic planning time, similar to what they did at Craven Terrace.

This ended Mr. Blaney's presentation time.

5. PRESENTATION BY MIKE WILLIAMS, EXECUTIVE DIRECTOR FOR CRAVEN COUNTY NC HABITAT FOR HUMANITY

Mr. Mike Williams introduced himself and before beginning his presentation, sharing details of a conversation he had with Staff Member Jeff Rugierri. He shared he had been in New Bern for almost two years, with Habitat for Humanity for nine years, and working with affordable housing for approximately twelve years.

Mr. Williams then shared some statistics about Habitat for Humanity. He stated that Habitat for Humanity is in its thirtieth year and has completed approximately 60 houses. In his personal opinion the number of houses built were 160 homes short. His goal is to ramp up and do more affordable housing to create home ownership opportunities. Mr. Williams went on to say that a larger facet of Habitat for Humanity is the part they play in redeveloping communities. He stated that Habitat for Humanity doesn't have the desire to put one, two or three houses in a neighborhood, but to revitalize the neighborhood. He explained that Habitat for Humanity does this by bringing people together to address the issues of the community they serve. One example he gave was to help individuals age in place, by doing repairs on a home, for homeowners that cannot afford to hire a contractor to repair. Mr. Williams acknowledged that communities need more than brick and mortar; they need social services, safety, transportation, and health care.

Mr. Williams then stated that he also came before the Commission to request the Commission's help to create real-life solutions for the issues that are currently being faced within the community. He has been working with the Craven County Long Term Recovery Group, as the Housing Chair, to identify the housing issues brought on by the hurricane. He identified that although the hurricane was not selective when it came to damage, there was still a vulnerable population who could not respond as others could and those are the individuals the Commission and Habitat for Humanity need to reach; the ones without voices. He applauded the ordinance changes that the Commission is making and how this will truly give a voice to the voiceless by giving renters options.

He expressed that he currently didn't have solutions to those issues, aside from continuing to work with anyone and everyone in the community to get solutions. He stated that Habitat for Humanity is forging a partnership with the Fuller Center, who has committed to remaining in the community for three years.

Mr. Williams identified some of the short-term solutions that he has been working on and discussed with Mr. Jeff Ruggieri. One main solution he identified was the possibility of tiny homes, and he

is sure there are other solutions that will help the vulnerable populations. He went on to explain that he has been working with the Duffyfield Residence Council as well as Pastor Johnson and Phoenix House to discuss the issues and come up with solutions. He added that Corey Prudie is working to gather the residents of Duffyfield to brainstorm possible solutions.

Mr. Williams then detailed some of his longer-term goals. He referenced his conversation with Mr. Ruggieri, who had asked him about Habitat for Humanity assisting the City with building multi-unit developments, such as townhouses and quad-homes. Mr. Williams affirmed that Habitat for Humanity could definitely assist since the endeavor creates homeownership opportunities, but he also indicated that there is still a need for rentals. He proposed one longer term solution would be the Redevelopment Commission acquiring the role of a property management company. In addition, he proposed the Commission have a local Non-profit become a land trust that would then become the property managers. He stated that Habitat is in the process of building more. Currently they are building two and Mr. Williams hopes to have three or four more builds by June 2019. He also indicated that he had been in contact with St. Bernard Parish and has the possibility of leasing from Americorps site supervisors so that Habitat for Humanity could build more, with more volunteers and faster.

Mr. Williams stated that Mr. Ruggieri asked if the city could acquire rental properties, could Habitat for Humanity help rehabilitate them, and then have the properties become the cities or another management companies' responsibility. Mr. Williams was assured that Habitat for Humanity could figure it out and stated that the bottom line was there are people in the city who need shelter. He then posed the question asking what the solution would be.

Alderman Sabrina Bengel stated that she would like to see the 80-90 city owned lots start to be converted to tiny homes and asked if this solution would be homeownership or rentals. Mr. Williams stated that they would be for whomever needed shelter, but also included that this option was short-term. Alderman Bengel continued by saying she had also had a discussion with Mr. Ruggieri and was in support of the prospect of building rental properties and the Redevelopment Commission could reinvest the rental income into more properties and that this option would be a good way to generate money. Grants could also generate additional income.

Commissioner Leander Morgan Jr. posed the question that in Mr. Williams perfect world where the unmet need of 160 units was scaled back by three fourths to 40 units, how could the Redevelopment Commission help, what would be required and what would his plan of attack be. Mr. Williams responded that this would be a building process for the next three to five years, starting at the beginning of their fiscal year in July, and with or without the Commission, Habitat for Humanity's plan is to build nine to twelve homes in the fiscal year 2019-2020 and another 15 homes the following year. He stated that the Redevelopment Commission could help by the urging the City to donate the dirt to build on, continue agreement to waive the tap fees, provide the Community Development Block Grant funding, if available, amended the code of ordinance changes for landlords to give tenants a voice, building multi-units. This would have the potential of increasing the number of families being housed from one to two or four.

Co-Chair Jaimee Bullock-Mosley asked that assuming that Habitat for Humanity is building more houses and ramping up over that period of time, in Mr. Williams opinion, would there be enough

individuals to qualify for the homeownership program. She immediately added the question as to what the Redevelopment Commission could do to help increase the number of individuals eligible for the program. Mr. Williams stated that the wrap around services Habitat for Humanity offers involves counseling and education. They provide instruction on money management, what is credit and what it looks like to be a homeowner and how to maintain a home, as well as job skills training. He followed this by stating that the program was designed to empower and educate before the homeowners are given their keys.

Commissioner Young asked if Habitat for Humanity had any rental units. Mr. Williams stated that they focus only on homeownership, but they also focus on shelter with a deep belief that everyone deserves a place to live whether owner or renter. Commissioner Young followed this by asking if Habitat for Humanity was stopped from renting or having rental properties. Mr. Williams stated that rentals were outside of the Habitat for Humanity's mission, but that doesn't stop them from working with others that do rentals.

At this time Staff Member Amanda Ohlensehlen began with an update that the City of New Bern is an Entitlement City and receives funding from HUD for the Community Development Block Grant program (CDBG). She continued saying that staff has identified, with HUD, the ability to amend the annual action plan to reallocate what was proposed for the program year. She stated that staff has identified excess funds that could be spent in partnership with a builder, such as Habitat for Humanity. She indicated that five Choice Neighborhoods Initiative (CNI) properties have been identified, outside of the floodplain, making them eligible for building. She said Staff has scheduled a public hearing to amend the Annual Action Plan. In the mean time they will work on the financials of becoming rental properties, especially in light of the dire need post Hurricane Florence. Mrs. Ohlensehlen added that the idea would be that they would come to the Redevelopment Commission would then be utilizing a property management company and use this as a catalyst for some of the larger programs that the Commission have been discussing. Commissioner Young asked that if the City were to do this, would there be any role for Habitat for Humanity in renter education. Mr. Williams stated that the Habitat for Humanity's intention is to provide education and life skills training to the community in order to be homeowners and those skills may apply to renters also.

Chair Lee requested that Mrs. Ohlensehlen list the addresses for record. The address are as follows,
910 Green Street
911 Eubanks Street
908 Eubanks Street
912 Eubanks Street
914 Eubanks Street
720 Second Avenue
718 Second Avenue

Mrs. Ohlensehlen stated that 908, 912 and 914 Eubanks Street are combined because they are small parcels. She went on to state that there are a lot of steps to take to do this with a short timeframe to finish by May 2019. She did include that staff were working with a consultant to help them through some of the details regarding legalities and the financial aspect to help them gain understanding in how they can reinvest the rental income back into the mission that the

Commission is establishing. She finished by saying that there will be a public hearing advertisement in the paper on March 16, 2019, and she stated the reasoning behind this was that every time one goes to amend the CDBG plans, there must be a time allowed for public comment. She continues by saying that staff would make sure the Commission is aware when this hearing will be taking place and if the Commission Members had questions to reach out to either Mrs. Ohlensehlen or Mr. Ruggieri.

Commissioner Young expressed his interest in this endeavor and requested a formal update bi-monthly of how the process is going and any issues that the Redevelopment Commission can assist with. Both Mrs. Ohlensehlen and Chair Lee stated that since this was a work in progress, there was a probability of having updates bi-weekly. Alderman Bengel agreed with the decision to have a flow of money so that the Commission could start looking at potentially purchasing properties, tracks, or dilapidated homes, that could be rehabilitated instead of demolished. She stated that these properties could be purchased by the Commission instead of going through the foreclosure process, but first the Commission would need to get a stream of money through grants or other means.

Commissioner Strickland asked from the Redevelopment Commission standpoint how far does the Board go down this path before there is a plan in place this is officially approved an operational with the City. Mrs. Ohlensehlen stated that this is something that Staff is working on currently and fleshing out those details. Alderman Bengel added that Mr. Ruggieri told the Board of Aldermen he feels the plan can be finished and in place by June 2019.

Mr. Williams concluded his presentation by asking how the Redevelopment Commission was able to support what Habitat for Humanity is trying to do. Chair Lee responded with several examples including, the City deeding properties, amending ordinances zoning restrictions and Habitat for Humanity partnering with the Redevelopment Commission when applying for Grants. Such will add weight to the grant by showing they are serious about this issue. Mr. Williams desired it to be on record in saying that the Redevelopment Commission was now an official partner of Habitat for Humanity in Craven County, North Carolina. Chair Lee thanked Mr. Williams for presenting at the meeting and for all the work Habitat for Humanity does in the community. Alderman Bengel mentioned the projects that Habitat for Humanity is currently working on and commended the groups of college students who have come during their spring break to volunteer with these projects. Alderman Bengel extended the invitation to the Commission to visit the sites to see the work that is being done. Mr. Williams supplied the address for the projects as being 876 Howard Street, New Bern, North Carolina and 1022 N. Bern Street, New Bern, North Carolina. He also stated that there would be a college group also working on repairs on a house on Devers Circle, New Bern, North Carolina. This ended Mr. Williams presentation.

6. NEW BUSINESS

Chair Lee stated that there would be a meeting at Ebenezer Presbyterian Church on March 22, 2019 at 6 p.m., where the citizens will gather to discuss Stanley White Recreation Center and elected officials have been invited. Chair Lee wanted to remind the Board that when they attend these meetings, they are going as Redevelopment Commission Members and when speaking, they

are giving the official position of the Redevelopment Commission. Alderman Bengel added that since the Commission is a public body, they must adhere to the sunshine laws, which state that if you have more than a quorum attending this meeting and there is any deliberation on the matter, they are in violation of the open meetings law. Alderman Bengel also stated from the Board of Alderman standpoint, they have yet received information pertaining to the Stanley White Recreation Center and once they get the information, they would relay it to the community, so the Board of Alderman will also be attendance. As of this meeting, information regarding the property had not yet been received.

Chair Lee then gave Alderman Bengel the floor to introduce an issue that was brought before the Board of Alderman at their meeting the previous evening. Alderman Bengel stated that Alderman Barbara J. Best was contacted by a Mrs. Judith Nelson who currently owns a home on North Hills Drive. Mrs. Nelson's home was completely flooded, and she no longer wishes to reside there. Alderman Bengel stated that Mrs. Nelson's mother lives on Washington Street and that there is an empty lot that is owned by the City of New Bern next to her mother's property. Alderman Bengel shared that Alderman Best asked the Board of Alderman to release this property from the stock of properties given to the Redevelopment Commission and allow Mrs. Nelson to bid on it.

Alderman Bengel stated that many of the Alderman were concerned about the process, because an ordinance was adopted prohibiting property within the redevelopment boundary from being sold outside of the Redevelopment Commission program. Alderman Bengel continued by stating that the Redevelopment Commission would need to unfreeze this one piece of property and there was concern on the possibility of this initiating a trend. The other issue the Board of Alderman had, was that if the property was released by majority vote, the purchase would need to be by upset bid, at which time Mrs. Nelson would bid on the property, which would be rejected or accepted by the Board of Alderman and then the property would then need to sit for ten days for anyone to upset her bid, so there would be no guarantee that she would get the property.

Alderman Bengel stipulated that if Mrs. Nelson was granted the property, the City of New Bern would not be able to restrict her, or have any say, as to what she does with the lot. If Mrs. Nelson comes to the Redevelopment Commission, and is granted the property, the Redevelopment Commission could attach conditions to the purchase of the lot, such as a timeframe for building. Alderman Bengel also said that Mrs. Nelson is considering moving her home from North Hills onto the lot on Washington Street and isn't sure if the home will fit or if it is appropriate, and that the Redevelopment Commission would have to decide. Alderman Bengel requested that the Redevelopment Commission make a decision on this issue.

Commissioner Morgan asked where the lot was located on Washington Street. The property record listed the lot as 1507 and 1509 Washington Street. Alderman Bengel advised that the city attorney had informed Mrs. Nelson and Alderman Best that if she had plans to build in the next 30 days, to go ahead and do the upset bid, and the City would release the property. However, if she was not ready to move forward within that timeframe, she could work with the Redevelopment Commission to determine what restrictions and/or requirements might apply. Alderman Bengel stated that the issue would be presented to the Commission during this meeting for direction.

Staff Member Bradleigh Sceviour pulled up the preliminary flood map for the area and placed a marker where the property is located. He stated that with the effective flood maps that are adopted today, the property is entirely in the 500-year floodplain and doesn't hold a big risk, but with the preliminary not yet adopted floodplain, the property will be in the 100-year floodplain and will likely be at risk in the event that another storm occurs. Chair Lee asked if the house would then need to be raised on this property. Staff Sceviour stated that if Mrs. Nelson builds prior to the adoption of the preliminary flood maps, she most likely would not be required to raise the house, but she would be advised to do so by staff.

Commissioner Kip Peregoy stated that this would need to come through the Redevelopment Commission so that they could set the standard of the first-floor height. Commissioner Strickland restated the question, of whether or not the Commission needs to get to a certain point in the plan before the rules can be communicated. Alderman Bengel stated that the City attorney advised Mrs. Nelson that the cleanest way to do this would be to wait until June, so that she would not have to go through the probability of upset bid and advised the Board of Alderman, that they would have no guarantee of what she would put there.

Commissioner Strickland believed that the Commission does not have a right to put demands and restrictions of what can be put on that lot until there is a larger plan in place of what the Commission plans to do with the are in general, and that we shouldn't be giving her one set of rules and everyone another set of rules. Alderman Bengel then informed the Commission that if the Commission did not make a decision, the Board of Alderman would make a motion to unfreeze the property. She stated that she does not speak for the rest of the Board of Alderman, but her personal viewpoint is that she would not want to see this happen because it could set a terrible precedent for other properties in the future. Commissioner Strickland responded by saying that he would rather that would happen and deal with those what-ifs, then for the Commission to set a precedent that would trickle through everything else the Commission does before putting a plan in a motion.

Co-Chair Bullock-Mosley asked if there was any likelihood Mrs. Nelson could attend the next meeting during the public comment period so that the Commission could ask questions about plans. Chair Lee stated that Mrs. Nelson was asked to attend the next Redevelopment Commission meeting. Alderman Bengel disclosed that she told Alderman Best that she would speak on Alderman Best's behalf at tonight's meeting and Alderman Bengel will contact Alderman Best and make her aware that the Commission would like for Mrs. Nelson to attend the next Redevelopment Commission meeting. Co-Chair Bullock-Mosley expressed that it would be a good idea especially if Mr. Ruggieri were present to give additional information and guidance regarding this issue.

Co-Chair Bullock-Mosley suggested that Aldermen with questions, attend the next meeting so the Commission could address those questions. Alderman Bengel was in agreement with Co-Chair Bullock-Mosley's suggestion and also suggested that submitting a monthly report to the Board of Alderman would be helpful. Chair Lee stated that she had already had a discussion regarding a report and that it will hopefully be done by the next week. Alderman Bengel commended the Commission members and their engagement and passion for all that is being accomplished.

Chair Lee discussed details and topics of the next meeting. Mrs. Ohlensehlen introduced Staff Member D'Aja Fulmore to the Redevelopment Commission and Mrs. Ohlensehlen stated that Ms. Fulmore just recently accepted the position of Community Development Coordinator.

There was no further conversation, so Chair Lee adjourned the meeting.

7. ADJOURN

The meeting was adjourned at 7:30 p.m.

Date Approved

3/27/2019


Theresa Lee, Chair

Attest:


Jennifer Campbell, Recording Secretary

