



**Development Services**  
303 1<sup>st</sup> Street, P.O. Box 1129  
New Bern, NC 28563-1129  
(252)639-7581

**March 26, 2019**

**TO:** New Bern Planning & Zoning Board Members  
**FROM:** Morgan Potts, AICP, City Planner  
**RE:** Regular Meeting of the Planning and Zoning Board  
**DATE & TIME:** April 2, 2019 at 5:30 p.m.  
**PLACE:** City Hall, 300 Pollock St., Second Floor Courtroom

**REGULAR MEETING AGENDA**

1. Roll Call
2. Approval of Minutes from previous meeting(s)
3. New Business
  - A. Informational Session, “New Bern Redevelopment Commission”, by Jeffrey Ruggieri, AICP, Executive Director of the New Bern Redevelopment Commission.
  - B. Approval of Proposed Redevelopment Area Boundary, by Jeffrey Ruggieri, AICP, Executive Director of the New Bern Redevelopment Commission.
4. Adjourn

***Individuals with disabilities requiring special assistance should call 639-7501  
no later than 3:00 p.m. on the day of the meeting.***

*Everything comes together here.*



# City of New Bern

## URBAN REDEVELOPMENT AREAS

### OVERVIEW OF URAS IN NORTH CAROLINA

# URBAN REDEVELOPMENT AREAS

- Geographic area targeted for redevelopment by a local government
- NC G.S. Chapter 160A, Article 22
- Once designated, special statutory powers to attract private investment
- Must first create a URA Redevelopment Plan
- Powers exercised must align with objectives set forth in the URA Plan

# What does a URA do?

- Builds community consensus around a vision and goals for a particular area
- Opens a variety of tools that would otherwise not be available
- Sends a signal to the private market that a local government is serious about redevelopment
- Does not guarantee federal or state funding



City of New Bern

# **STEPS TO CREATE A URA**

# Steps in creating a URA

- 1. Form a Redevelopment Commission**
- 2. Tentatively define the URA boundaries**
- 3. Planning Board qualifies URA**
- 4. Board of Aldermen passes resolution confirming Planning Board's findings and URA boundaries**
  - Public hearing required
  - File resolution with Secretary of State

# Steps in creating a URA

5. **Redevelopment Commission creates a Redevelopment Plan**
  - Process may vary by community
6. **Plan goes through a series of approvals**
  - Public → Planning Board → Public → Board of Aldermen
7. **Implementation can begin...**

# Typical URA Planning Activities

- Review and integrate recent planning efforts
- Data Collection
  - Existing conditions, land use, vacancy
  - Development activity
  - Code enforcement
  - Crime
- Create GIS maps
- Community Needs Assessment/Survey
- Engage with property owners and residents
- Residential Market Analysis
- Commercial Market Analysis
- Design Charrette
- Create conceptual renderings, site plans
- Financial Feasibility Analysis
- Community meetings around vision & goals of Plan



# Roles & Responsibilities

## Redevelopment Commission

- Recommends boundaries & qualifications of URA
- Creates plan (data, public input, etc.)
- Implements plan

## Planning Board

- Qualifies URA
- Recommends plan for approval to Board of Aldermen

## Public

- Identifies needs
- Input into vision & goals
- Creativity, innovation, partners
- Provides support & consensus

## Board of Aldermen

- Passing resolution certifying URA
- Builds consensus, provides input
- Holds public hearings
- Approves final plan

# Redevelopment Commission

- **Governing body may act as Commission**
- **Or can be an independent Commission appointed by Board**
- **5 – 9 members, must be City residents, 1 – 5 year terms**
- **If own property within URA prior, must disclose in writing.**
- **Commission members may not have an interest, direct or indirect:**
  - **in redevelopment projects or properties in URA;**
  - **in contract for materials/services with Commission;**
  - **or be part of in redevelopment team.**
  - **Exception is primary residence.**



# URA TOOLS

# What tools does a URA provide?

- Builds community consensus and gathers public input on redevelopment goals
- Allows the Redevelopment Commission to:
  - Acquire parcels, including by eminent domain for blighted parcels (only)
    - *Example: Acquire blighted heirs properties that impede redevelopment goals*
  - Clear areas by demo or building removal
  - Make site improvements and site preparation
  - Enter into contracts for construction, demo, repairs

# What tools does a URA provide?

- **Allows the Redevelopment Commission to:**
  - Engage in programs of assistance and financing (loans), irrespective of job creation
    - *Provide matching grants for rehabilitation*
    - *Make loans for infill development*
  - Sell property through competitive bidding procedures
    - *Commission acquires blighted parcel, conveys it to private developer through competitive bidding sale*

# What tools does a URA provide?

- **Allows the Redevelopment Commission to:**
  - **Encumber parcels with covenants to uphold redevelopment goals**
    - *Sell blighted residential property via competitive bidding, require it to be rehabilitated within 5 years*
    - *Offer matching grant for infill construction, require property to be owner occupied for 10 years*
- **Sends a signal to private sector that local government is serious about redevelopment**

# A URA does not...

- Does not guarantee any state or federal funding
- Does not allow for private sale with non-monetary consideration
- Does not allow for private sale for fair market value
  - Unless in a “community development area”, and at a price no less than “appraised value”
  - Unless for a public purpose, such as low or moderate income housing

# Additional Considerations

- **Any URA tools utilized must be done in accordance with the vision, goals, and standards set forth in the URA plan.**
- **Every community is different.**





**NEXT STEPS**

# Next Steps

- ~~What will the Redevelopment Commission look like?~~
- What are the boundaries of the proposed URA?
- Who is the “community” when it comes to New Bern’s proposed URA?
- Degree of community involvement? Which stakeholders to include at outset? Who will facilitate their involvement?
- How will the general public be engaged? Informed?
- Anticipate any challenges?
- What data has already been collected? What data needs to be collected?
- What role will the various stakeholders play? (Planning Board, Redevelopment Commission, Board of Aldermen)
- Who will write the plan?



*Greater Five Points serves as an important gateway to the revitalized historic downtown area*



## Exhibit A--Proposed Urban Redevelopment Area Boundary

