



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: January 3, 2024

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, January 8, 2024, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, JANUARY 8, 2024
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the December 4, 2023 regular meeting
- III. Update on 2023 Urgent Repair Program
- IV. Report on NCDOT State Transportation Improvement Program (STIP) 2024-2033
- V. Status of NCDOT Transportation Alternatives Program (TAP)
- VI. Update on Memorial Square Apartments
- VII. Items not on the agenda
- VIII. Adjourn

**Minutes
Asheboro Redevelopment Commission
December 4, 2023
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, December 4, 2023, at 9:00 AM in the Engineering Conference Room at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Chair
Delilah Warner, Vice-Chair
A. Owen George, III
David Jarrell
Ann McGlohon
Katie Snuggs

Members Absent:

Gene Isom
Ryan Terry

John Evans, Assistant Community Development Division Director; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director

Call to order

Mr. Holt called the meeting to order.

Approval of the minutes from the November 6, 2023 regular meeting

Mr. Jarrell moved to approve the minutes from the November 6, 2023 regular meeting. Ms. Warner seconded the motion and the motion carried unanimously.

Update to Redevelopment Commission member contact information

A roster of the Redevelopment Commission was passed around to each of the members present to confirm accuracy. The secretary received all requested changes.

Review and discussion of 2024 Redevelopment Commission member terms

Mr. Nuttall reviewed the upcoming 2024 member terms with the commission. He stated that four (4) of the members, Mr. Isom, Mr. Jarrell, Ms. McGlohon, and Ms. Warner, will have terms expiring on April 1, 2024. He asked the commission to think about continuing to serve and that if they wished to be reappointed to let

him or the secretary know. Ms. Warner expressed her interest in serving another term. No formal action was necessary or taken by the commission at this time.

Adoption of 2024 Redevelopment Commission meeting dates

Mr. Nuttall informed the commission of the proposed meeting dates. He stated that the only major changes to the typical dates would be moving January's date a week forward as well as having a Tuesday September meeting. There were no questions for Mr. Nuttall.

Ms. Warner moved to adopt the 2024 Redevelopment Commission meeting dates. Mr. George seconded the motion and the motion carried unanimously.

A copy of the adopted meeting dates is posted on the City of Asheboro Website.

Discussion of the 2023 Urgent Repair Program rollout

Mr. Nuttall went over some detailed information regarding the 2023 Urgent Repair Program. He stated that the city staff have received multiple applications at this time. He stated that the program is challenging due to meeting income requirements and that an equal number of very low-income and low-income applicants must be obtained prior to any renovations occurring. He encouraged the commission to continue getting the information out to people who they feel may meet the criteria of the program. He asked the commission if there were any questions regarding the program.

Ms. Warner inquired about a deadline. Mr. Nuttall stated that no funds have been obligated to any projects until there is an even number of very low-income and low-income applicants. Mr. George asked about where the funding was coming from. Mr. Nuttall stated that the funds come from the NC Housing Finance Agency. There were several questions about eligibility for funding. Mr. Nuttall went over the program's eligibility requirements again for the commission. Mr. George asked if we revisit prior year applicants to find very-low applicants. Mr. Nuttall stated that there is a need to revisit prior applicants this year to ensure that there is a 1 to 1 application ratio of very low-income and low-income applicants. Ms. Warner mentioned that promotion of the program through social media could boost application numbers. Ms. Snuggs mentioned that promotion of the program through mailers and flyers given to churches could also boost application numbers. Mr. Nuttall noted that there have been Facebook posts and that there is a flyer out regarding the program that he would distribute to the commission members. He also mentioned that information regarding the program has also been advertised in the local Spanish news media outlet, Que Pasa. He mentioned that he has also reached out to staff at Piedmont Triad Regional Council (PTRC), who are assisting the city with the program, for any other applicants that they may have in their system that may not qualify for some of their other programs but that qualify for the Urgent Repair Program. He stated

that we had not received this information from PTRC at this time. Mr. George inquired how many homes could be repaired through the project funding. Mr. Nuttall stated that roughly 11 homes could potentially be repaired with all funding, which totals around 132,000 dollars. There were no further questions for Mr. Nuttall at this time. No formal action was necessary or taken by the commission at this time.

Items not on the agenda

The following items were discussed at this time:

- Unsafe Structure Public Hearing for the property at 118/120 N. Main Street to be held at 10:00 am in the Council Chambers on December 4th, 2023.
- Trade Street Improvements, including a discussion on the electrical services needed to bury the overhead power, and how this may impact property owners in terms of any expenses they may be responsible for. It was noted that there are 9 different property owners and more than 20 different electrical services that could potentially have the need to be improved when the change from overhead to in-ground power occurs.
- Information on how to report potholes or water leaks during and after regular business hours.
- Information related to the David and Pauline Jarrell Center City Garden was shared with the commission, including a meeting on-site next week to talk about the first phase of the development. The first phase likely will be grading and adding barriers to control access to the site.
- Public Transit Improvements, including the comparison between a deviated fixed route bus system and on-demand "micro-transit" systems and how other municipalities administer public transit options. The possibility of a hybrid system of micro-transit and a fixed bus route in certain areas where ridership may be stronger was discussed. Electric Vehicle usage was also discussed.
- Reconstruction occurring at Ross Street and West Salisbury Street
- Chipotle in front of Asheboro Mall within the new multi-tenant development.

Adjourn

Ms. Warner moved to adjourn the meeting. Ms. Snuggs seconded the motion. Hearing no objections, the motion carried unanimously. At this time, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission