



MEMO

To: Asheboro Redevelopment Commission
From: John N. Ogburn, III, City Manager
Date: September 27, 2017
RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 2, 2017, at 9:00 a.m.** at City Hall, located at 146 North Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, October 2, 2017
9:00 AM

- I. Call to order
- II. Approve minutes of last meeting (September 18, 2017)
- III. Downtown Associate Community Program Update
- IV. Review of updated Redevelopment Area Map to be presented to
Planning Board October 2, 2017
- V. Report on findings for filling Redevelopment Commission vacancy
- VI. Items not on the Agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
September 18, 2017
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, September 18, 2017, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

Linda Carter, Chair
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Roger Spoon

Members Absent:

Cynthia Bailey

Also present were John Ogburn, City Manager; John Evans, Assistant Community Development Director; Justin Luck, Zoning Administrator/Planner; Bradley Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Director

No citizens were present at this meeting.

Ms. Linda Carter called the meeting to order.

Approve Minutes Of Last Meeting (June 5, 2017)

Upon motion by Mr. David Jarrell and seconded by Ms. Katie Snuggs, the commission unanimously voted to approve the minutes of the June 5, 2017 regular meeting.

Presentation by Mr. Justin Luck on the Downtown Associate Community Program

Mr. Luck gave a talk on the upcoming Downtown Associate Community kickoff occurring September 26th at 8 a.m. He extended an invitation to the Redevelopment Commission. He stated that this will be the first meeting in a series of meetings in the coming year. He went over the program again in some detail, highlighting that it is a two to three year program and would include getting some beneficial networking, as well as a retail analysis of the downtown area. He also stated that a downtown committee would be formed at a future date.

Mrs. Carter asked how to become on the committee. Mr. Luck stated that there were three different ways of involvement that he had seen so far: either a completed city ran committee, a partnership between city and nonprofit ran, or a completely nonprofit ran committee. The idea was to form together and identify stakeholders in the community that would be good to serve on the committee. At the current time, Mr. Luck stated that he is acting as a temporary downtown manager, devoting at least 20 hours of work week to the

project and if the city receives main street status, there would need to be a full time 40 hour a week downtown manager present.

City and Habitat for Humanity Partnership under the "A Brush with Kindness" Program

Mr. Ogburn mentioned a single family dwelling that is going through an exterior renovation, which is in partnership with the Habitat for Humanity, modeling their "A Brush With Kindness" program. He stated that the particular home did not meet the minimum housing code and therefore he updated the commission on the steps taken to bring property up to the minimum standards. He hoped that the city could rely upon this program in the future as well.

Request Consensus to proceed with proposed 2017-2018 Redevelopment Area

Mr. Nuttall educated the commission on the legislation of Urban Redevelopment Law, as laid out in the General Statutes, and more specifically, Article 22. He stated that the city could designate an area for redevelopment, which would be an area that is determined to be blighted or at risk of becoming blighted by the city's planning commission. He stated that the buildings in the area could be residential, commercial, or both. Once a redevelopment area is designated, then a redevelopment plan may be developed and powers exercised to encourage investment and redevelopment. He listed the benefits of redevelopment area and plan, some of which included acquisition of property, clearance of areas by demolition, or removal of existing buildings, and carrying out programs of compulsory repair and rehabilitation, to include "the making of loans therefor [sic]". He listed the steps of creating the redevelopment area and plan, which were:

- Redevelopment Commission authorizes staff to proceed pursuing designation of redevelopment area
- Staff requests designation from the Planning Board of the proposed redevelopment area and seeks a recommendation for its redevelopment
- If designated by the Planning Board, staff then moves to prepare Redevelopment Plan with direction from Redevelopment Commission
- Following completion of draft plan, Redevelopment Commission schedules and holds a public hearing to receive comments
- Draft plan presented to Planning Board for comment and recommendation
- After receiving the Planning Board's recommendation, the Redevelopment Commission must determine whether to forward the plan to the City Council for approval
- City Council schedules a public hearing on the Redevelopment Plan and approves, amends, or rejects the plan.

He then showed the map of the proposed redevelopment area, and also stated that this map would serve as a template which could be extended to other areas upon the commission's request. He stated that a request for consensus to proceed with the designation and plan development, which could allow the city to assist with pending and potential private redevelopment efforts, including Mill 133, Acme-McCrary, and Norfolk Southern railroad station was in order at this time. At this time the Redevelopment Commission gave unanimous consensus.

Update on Mill 133 Project

Mr. Ogburn gave an update on the Mill 133 Project. He showed preliminary plans as well as the business model proposal to the commission. He mentioned that there would likely be a restaurant, retail spaces, as well as a boutique hotel. He mentioned that the developers would likely add some improvements to the surrounding area, including a walkway extension from the building to Sunset Avenue, as well as renovating the alleyway. He said that this project will be a nice addition to the downtown area and would reshape the image.

Presentation on the Proposed Senior Adult Housing located at the corner of West Salisbury and North Church Street (Acme McCrary Corporation)

Mr. Ogburn mentioned Acme Mill number two, located at the corner of West Salisbury and North Church Street, to be used as a site for possible senior adult housing. He stated that the Landmark Group met with members of the Acme Corporation to discuss the possibilities. Ms. Libbert asked if this was subsidized housing. Mr. Ogburn stated that while it was not subsidized, there would be tax credit incentives that would cut the cost of renovation down which could ultimately cut the rent down for the perspective tenants.

Discussion of filling a vacancy on the Redevelopment Commission

The commission was given the option to select two names from the list of current applicants, or to completely solicit for new applicants to fill the vacancy on the Redevelopment Commission. The commission opted to select two names from the list of current applicants. The current list is as follows:

- Jean Vollrath
- Mike O'Kelley
- Delilah Warner
- Ken Powell

Mr. Nuttall stated that he would report back next month on the process.

Items not on the agenda

Mr. Ogburn mentioned the following items not on the agenda:

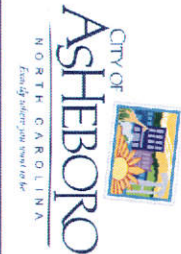
- Dairy Queen construction to take place in the coming months.
- North Fayetteville Street Biscuitville to reopen on October 6th.
- Randolph County completed Northgate Plaza purchase, which will house Community Corrections as well as Board of Elections.
- Asheboro Police Department looking at a North Asheboro Substation.
- Acme Gym has engineering studies going on currently for an elevator as well as heating and air conditioning.
- New Century Drive project completion.
- 3 Tier Parking lot on N. Church Street completed.
- Fibertex at Old Goodyear plant is progressing.
- Recycling lot project on Wainman as well as Peninsula Park at Lake Lucas starting within the next year.
- Three economic development grants in process.

- Potential utility service expansion on Highway 64 East.
- Dairi-O restaurant potentially locating in Asheboro.
- Another possible hotel on Executive Way.
- Saloon building will be a steakhouse.
- Fall Festival happening on October 7th and 8th.
- Post Cereal bag sell on September 30th at Bicentennial Park.
- 250,000 raised locally for Zoo City Sportsplex with another fundraiser soon.
- Mentioned an external meeting regarding the Rebranding/Renaming of Dixie Drive.
- Lidl Grocery store not coming to Asheboro at this time.
- Rack Room Shoes will go into Old Wal-Mart Shopping Center.
- Public workshop for the restriping/resurfacing of North Fayetteville Street from Salisbury Street to Walker Avenue.
- Ms. Carter mentioned the Thomas G. Allen Facebook page, which included drone footage of the city.
- Mr. Ogburn mentioned that the Mayor, Council and himself will be travelling to Greenville for the League of Municipalities conference.

Adjournment

As no other business came before the commission, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission



2017 Central Business District Proposed Redevelopment Area

