



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: October 29, 2020

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 2, 2020, at 9:00 a.m.** in the Public Works Conference Room, located at 1312 N. Fayetteville St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, NOVEMBER 2, 2020

CITY OF ASHEBORO PUBLIC WORKS CONFERENCE ROOM

9:00 AM

- I. Call to Order
- II. Approve Minutes of Last Meeting (October 5, 2020)
- III. Downtown Asheboro Streatery Presentation by Ms. Rebekah McGee,
Downtown Asheboro, Inc. Executive Director
- IV. Michael Leonard, PE, City Engineer, will present the following items:
 - a. Downtown Asheboro Decorative Crosswalks Project
 - b. Selection of Landscape Architect for Design of The David and Pauline
Jarrell Center City Garden
- V. Items Not on the Agenda
- VI. Adjourn

Minutes
Asheboro Redevelopment Commission
October 5, 2020
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, October 5, 2020, at 9:00 AM in the Public Works Conference Room, located at 1312 North Fayetteville Street, Asheboro, NC, 27203.

Members Present:

Linda Carter, Chair
Ross Holt
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Delilah Warner

Members Absent:

Cynthia Bailey

Also present were John Evans, Assistant Community Development Division Director; Justin Luck, Planning and Zoning Administrator; Brad Morton, Planner/Deputy City Clerk; John Ogburn, City Manager.

Ms. Linda Carter called the meeting to order.

Approve minutes of Last Meeting (September 14, 2020)

Ms. Libbert moved to approve the September 14, 2020 regular Redevelopment Commission meeting minutes. Mr. Jarrell seconded the motion and the motion carried unanimously.

Update on Church Street Lofts

Mr. Evans presented an update to the Church Street Lofts which were previously mentioned at the September regular Redevelopment Commission meeting. He stated that the architect is now finalizing room unit layouts. He stated that the project is likely to begin around May or June, 2021. He stated that the Landmark Group is looking for local contractors and design professionals to do the work.

Ms. Carter asked how many units there will be, to which Mr. Ogburn stated that there were around 54 units. Ms. Warner asked what requirements there would be in order to occupy a unit, to which Mr. Ogburn stated that there would be a low to medium income requirement and you will have to be a senior in age. Ms. Warner inquired about the walkway between the senior center and the Church

Street Lofts, to which Mr. Ogburn stated that this is a part of the Church Street Lofts project.

No action was requested of the Commission, and none was taken.

Update on Community Development Block Grant – Coronavirus Application

Mr. Evans gave an overview of the Community Development Block Grant – Coronavirus application. He stated that the North Carolina CDBG-CV Program is designed to help units of local government respond to and recover from the health and economic impacts of COVID-19. The program will assist non-entitlement areas across the state, which include incorporated municipalities under 50,000 and counties under 200,000 in population, by supporting public service, public facilities, and special economic development activities. N.C. Commerce will award CDBG-CV funds on a first-come, first-served basis with a focus on local needs identified by the community in collaboration with state and local health officials.

Mr. Ogburn stated that the city council held a public hearing at their regular September meeting to hear feedback from citizens and civic organizations about the need to apply for this funding opportunity. He stated that at the October regular meeting, the city council would make a decision on a resolution adopting the submittal of the CDBG-CV application. He stated that the application would be requesting the maximum amount of \$900,000 to be used for the protection of the most vulnerable and high-risk populations. The funding would go towards specific public service activities, including subsistence payments to prevent utility disconnections and also for food distribution.

Mr. Evans stated that there were letters of recommendation provided by many civic organizations in the city including the CUOC, United Way, and the Randolph County Housing Coalition.

Ms. Carter asked if any of the funding would go to assisting Randolph County residents, to which Mr. Ogburn stated it would be for City of Asheboro residents only. Ms. Warner asked if there was any assistance going toward people who were homeless and jobless, to which Mr. Ogburn stated that there were organizations that were within the City of Asheboro that catered to this type of assistance, including the Family Crisis Center and the Shelter of Hope.

No action was requested of the Commission, and none was taken.

Update on Downtown National Register Historic District

Mr. Luck gave a report that Ms. Heather Fearnbach has completed the draft of the city's nomination for the downtown national register historic district. He thanked Mayor David Smith, Mr. Ross Holt, Mr. Mack Whatley, and Mr. Curtis

Short for all their help in assisting with the project. He stated that the draft nomination will hopefully be submitted to the NRAC for consideration at their meeting in June and that the approval would likely take place 90 days after this.

No action was requested of the Commission, and none was taken.

Items not on the Agenda

There were several items brought up by staff and members of the commission including:

- The Cranford Mill project still in process. Jerry Neal and Dustie Gregson are still working towards the completion of this, which would include a bakery expansion for The Table and a boutique hotel.
- A fire occurred at the train depot on White Oak Street, which has been recommended for removal.
- Gatekeeper's House considered to be donated to the city at the city council's regular October meeting. Mr. Holt asked if the city would continue to rent the house private events, to which Mr. Ogburn stated that the cultural and recreation services department would take over operations including event rentals.
- House located on Cox Street next to future arboretum to be considered for purchase at the city council's regular October meeting.
- PNC Building demolished in front of Randolph Mall. A three unit commercial development will be constructed in its place, with a formal submission by Aspen Dental as a future tenant to occupy one of the units.
- A 5 unit commercial development to be constructed within the Walmart parking lot.
- A 2 unit eating establishment at the former Bamboo Garden. Working with NCDOT currently on access and driveway arrangements.
- Mr. Al LaPrade working on converting the CUOC building into a multi-tenant development, which would include a tea house as well as Carolina Tap House, the latter owned by Mr. Shawn Patel. Utility improvements are occurring now in the Bicentennial Park parking lot.
- Still hopeful on a project to occur at the former Acme McCrary building. All 5 properties within the Asheboro Redevelopment Plan are in process except for the train depot.
- A Landmark Commission meeting to occur on October 28th and to include Robins House and Bunch House for landmark designation.
- Mr. Holt mentioned that a historic district from Main Street to Elm Street, to include the courthouse square at Salisbury Street, would be beneficial for the city.
- The library has collapsible picnic tables outside for Wi-Fi use. They will be limiting capacity and time, operating every 90 minutes, when a physical reopening occurs. In the meantime, the library virtual events are going great and are reaching new audiences.

- Gallimore Body Shop expanding their use behind the Randolph Mall.
- Mall renovations continue with the Sears demolition and new entrance and facade improvements.
- Downtown Asheboro, Inc. will hold their first meeting on Tuesday, October 6 at the Asheboro Recreation Center.

Adjourn

Mr. Holt moved to adjourn the meeting. Ms. Warner seconded the motion. After hearing no further business, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission