



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: November 29, 2023

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, December 4, 2023, at 9:00 a.m.** in the Engineering Conference Room at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, DECEMBER 4, 2023
CITY HALL ENGINEERING CONFERENCE ROOM
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from November 6, 2023
- III. Update to Redevelopment Commission member contact information
- IV. Review and discussion of 2024 Redevelopment Commission member terms
- V. Adoption of 2024 Redevelopment Commission meeting dates
- VI. Discussion of the 2023 Urgent Repair Program rollout
- VII. Items not on the agenda
- VIII. Adjourn

Minutes
Asheboro Redevelopment Commission
November 6, 2023
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, November 6, 2023, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Chair
Delilah Warner, Vice-Chair
Gene Isom
David Jarrell
Ann McGlohon
Katie Snuggs

Members Absent:

Owen George, III
Ryan Terry

Also present were Bill McCaskill, City Councilmember; 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 September 5, 2023 regular meeting

Mr. Jarrell moved to approve the minutes from the September 5, 2023 regular meeting. Ms. Warner seconded the motion and the motion carried unanimously.

Announcement of the 2023 Urgent Repair Program

Mr. Nuttall announced that the City of Asheboro will begin accepting applications for the 2023 Urgent Repair Program starting November 13th, 2023. He stated that the program provides funds to assist very low and low-income households with special needs to address housing conditions that pose imminent threats to life or safety. Funds also can cover accessibility modifications and other repairs necessary to prevent displacement of very low and low-income homeowners with special needs, such as the elderly and persons with disabilities. Program funding totals \$132,000 with the majority provided by the North Carolina Housing Finance Agency.

He stated that the program seeks to keep applicants in the home and safe. He gave the commission some examples of the repairs that have been done in the past including heating, roof, and plumbing repairs. He stated that the program provides an unsecured deferred, interest-free loan, forgiven at a rate of 3,000 dollars per year, provided the homeowner stays in the home for that entire time. He stated that the maximum loan amount is 12,000 dollars. He mentioned that the program will be on a first come-first served basis and is hoping that the total amount of funding can assist up to 11 homes. Mr. Nuttall asked if there were any questions that the Commission had about the Urgent Repair Program.

Ms. Warner asked how many total homes the City of Asheboro has assisted since the program was first administered. Mr. Nuttall stated that around 20 homes have been repaired through the Urgent Repair Program. Mr. Holt asked if other municipalities in the county are utilizing this program. Mr. Nuttall stated that the City of Asheboro is the only municipality in Randolph County to his knowledge. He mentioned that the Piedmont Triad Regional Council (PTRC) has other programs for people that may live in other places outside the corporate city limits. He stated that staff refer those persons to the PTRC and other organizations, like CUOC, if they are not eligible for the Urgent Repair Program. Ms. Snuggs asked if someone has been moved out of their home because the home is considered unsafe, can they still apply for the Urgent Repair Program since they don't reside in the home at this time. Mr. Nuttall stated that this depends on the agency's requirements and would advise having that person apply to determine eligibility. Mr. Isom asked if anyone had been turned down from the program. Mr. Nuttall stated that the city has not had trouble in finding applicants. He stated that it is a challenge to get the proper ratio of very low and low-income households required by the program ($\geq$ half the applicants must be very low-income households). There were no further questions for Mr. Nuttall and no formal action was taken by the Commission.

Mr. Nuttall urged the Redevelopment Commission to spread the information to anyone they feel may benefit from the Urgent Repair Program.

Recap of feedback received from City Council regarding the Visitor's Center status at the David and Pauline Jarrell Center City Garden

Mr. Nuttall gave the following information to the Commission:

On October 5, staff presented the architect's study on potential visitor center solutions and costs for the Garden to the City Council. No action was taken by the Council; board members have discussed with staff their ideas for next steps. The consensus is that no immediate action is necessary and that the focus should be on constructing the garden while continuing to pursue outside funding for the project. It is possible that the Garden will open with temporary facilities while funding continues to be sought.

He then gave an overall project update:

- 100% plans have been turned in for permitting by the designer.
- City of Asheboro development approval and permit will be issued following final feedback from US Army Corps on wetland impacts and environmental permitting stipulations; city review is complete.
- NCDOT permit has been obtained; project required to square access with Cranford Street which is necessitating the relocation of an existing power pole.
- The first phase is expected to be rough-in of the parking lot which will be done by city forces and provide staging area.

He then asked the Commission if they had any questions regarding the information presented.

Mr. Holt asked what the timeline would look like. Mr. Nuttall stated that plantings likely would be installed next fall. Construction related work with the existing house or new building likely would be performed late summer of 2024. There were no further questions, and no formal action was taken by the Commission at this time.

Announcement of a Public Workshop to be held on Monday, November 13, to present information on the proposed Trade Street and North Street Infrastructure Project

Mr. Nuttall provided the following information to the Commission:

This infrastructure project proposes to replace existing underground and overhead utilities, including city-maintained water and sewer mains and third-party utilities. The city's underground utility lines are outdated and in need of replacement. Since replacing city utility lines will require excavation, now is the time to bury all overhead utilities. Doing so will ensure that vital infrastructure is up-to-date and will have secondary benefits of installing accessible sidewalks and improving the appearance of the block. Trade Street and the affected portion of North Street will be repaved at the conclusion of the project. If approved, work would begin in the second half of 2024. He stated that all property owners have been notified regarding this project. He stated that there will be an informal drop-in session for the public held Monday, November 13th from 3:00 to 6:00 p.m. so that city and project staff can provide information and receive input. He then asked the commission if there were any questions for him.

Mr. Holt asked if property owners could be provided with incentives to beautify the backs of their buildings. Mr. Nuttall stated that the infrastructure and streetscape project will likely incentivize those property owners to do the work on their own, however Downtown Asheboro, Inc. has had some building rehabilitation programs that may be utilized. Ms. Warner commented that

hopefully property owners would do these façade improvements themselves with all of the work being done to the street and the infrastructure at no cost to them. Mr. Isom commented that having the powerlines buried will help with the look and overall feel of the street. Mr. Jarrell remarked on the earlier streetscape projects of downtown. He noted that when the city did a lot of this work, the property owners of downtown worked to improve their buildings back then and he felt that they will again do this to their buildings once they see overall improvement with the current infrastructure project. There were no further questions, and no formal action was taken by the Commission at this time.

Presentation of information related to a potential Community Development Block Grant – Neighborhood Revitalization application that would assist the Asheboro Housing Authority with renovations to CASPN Homes

Mr. Nuttall gave the commission the following information:

The City of Asheboro is considering applying to the North Carolina Department of Commerce Rural Economic Development for a Community Development Block Grant - Neighborhood Revitalization (CDBG-NR). The funds would be used by the Asheboro Housing Authority to preserve and renovate CASPN Homes (Charlie Miller Complex). The primary objectives of the CDBG-NR program are to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities. These grants primarily serve persons of low- and moderate-income. The City Council will hold a public hearing on Wednesday, November 8 to obtain public input and consider authorizing an application. He then gave project details:

CASPN is a 50-unit independent living development located at 945 S. Church Street and owned by an affiliate of the Asheboro Housing Authority (AHA); AHA has proposed the project. CASPN serves families 55 years and older and earning 60% or less of the area medium income and was built in 1998.

Work could include: new exterior siding and insulation, new windows, porch/deck rehabilitation and repair/staining, new carpet in hallways and tile in common areas, replacement of heating, ventilation, air conditioning units and water heaters, new security features including cameras and other improvements.

Financial assistance for rehabilitation activities must be in the form of a loan and not a grant. CDBG loans may be deferred, deferred forgivable, or amortized with low interest. The project is expected to request a deferred forgivable loan.

There were no questions regarding this agenda item, and no formal action was taken by the Commission at this time.

Items not on the agenda

Mr. Nuttall mentioned that the December meeting will be held at City Hall this year and that a light breakfast will be provided for the staff and commission members. There was general approval of this with the commission.

Mr. John Evans informed the commission of developments since the last Redevelopment Commission meeting that are either approved or close to being approved. He stated the following:

Non-Residential Projects

- 3 space multi-tenant building at Randolph Mall
- Cone Health Facility at SW corner of I-73/74 and Spero Road close to approval
- County Agricultural Center on US 64 East - close to approval
- Harpley Meat Processing Facility- Zoo Parkway- under construction
- Rusty Rooster on Academy Street
- Elevator in historic courthouse
- Former Becky's of Asheboro on South Fayetteville Street- warehouse for Rodney Tyler
- State child services office on Lambert and Curry Drives.
- Duke Energy Operations Center (Veterans Loop Road)
- Rough Sketch of BB Walker Development. No formal plans of Development currently.

Residential Projects

- 14 units on Zoo Parkway south of Ridge
- Richlands Creek on Old Cox Road (399 dwellings)
- First Section of Phase 2 of North Meadows on Hub Morris Road (107 lots in this section of 189 lots for Phase 2)
- Pineview Townhomes behind North Point Assisted living- 42 lots.
- 346 dwelling PUD (Hillcrest Farms) on Zoo Parkway and Newbern Avenue next to Teachey ES
- 15 additional lots on Bennett Street (Windcrest, Section 4)
- 44 units on Golda Avenue (off N. Fayetteville Street) approved by Council earlier this year.
- 44 units on corner of Zoo Parkway and Crestview Church Road
- Various smaller infill lots
- Various developers permitting single family and duplex developments.

Mr. Holt commented that South Asheboro appears to be growing rapidly with the announcement of the Toyota plant and the loop.

Mr. McCaskill inquired about the Whole Block Redevelopment at West Kivett and South Church Streets. Mr. Nuttall stated that there are some tenants still residing in homes that are going through an eviction process despite relocation efforts made by the property owners in the form of a cash incentive. He stated that once all homes are vacated, the property owner could begin the demolition process. He stated that Asheboro Fire and Rescue Department likely could use some of these homes for training purposes.

Mr. Isom inquired about a hotel project by Mr. Al LaPrade. Mr. Nuttall stated that Mr. LaPrade is currently navigating through the historic tax credits process and has applied for a rezoning of this property and the adjoining property.

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

Proposed 2024 Meeting Dates - Redevelopment Commission

- Monday, January 8, 2024
- Monday, February 5, 2024
- Monday, March 4, 2024
- Monday, April 1, 2024
- Monday, May 6, 2024
- Tuesday, September 3, 2024
- Monday, October 7, 2024
- Monday, November 4, 2024
- Monday, December 2, 2024