



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: November 30, 2022

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, December 5, 2022, at 9:00 a.m. at 42 Diner** located in the Specialty Shops on 42 at **191-L Highway 42 North**, Asheboro, NC 27203

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, DECEMBER 5, 2022
42 DINER - 191-L HIGHWAY 42 NORTH
9:00 AM

- I. Call to order
- II. Approval of the minutes from November 7, 2022
- III. Adoption of 2023 Redevelopment Commission Meeting Dates
- IV. Items not on the Agenda
- V. Adjourn

Minutes
Asheboro Redevelopment Commission
November 7, 2022
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, November 7, 2022 at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

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

Also present were Bill McCaskill, Councilmember; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director

Call to order

Mr. Holt called the meeting to order.

Elections of Officers

The election of officers were held and the following nominations were made:

Ms. McGlohon nominated Mr. Ross Holt to serve as Redevelopment Commission Chair. There were no other nominations therefore the nominations were closed. Ms. McGlohon then moved to elect Mr. Holt as Redevelopment Commission Chair. Mr. George seconded the motion and the motion carried unanimously.

Ms. Snuggs nominated Ms. Delilah Warner to serve as Redevelopment Commission Vice-Chair. There were no other nominations therefore the nominations were closed. Ms. Snuggs then moved to elect Ms. Warner as Redevelopment Commission Vice-Chair. Mr. Terry seconded the motion and the motion carried unanimously.

The following officers are hereby elected:

Chair: Ross Holt

Vice-Chair: Delilah Warner

The next election of officers will occur at the regular April meeting in 2023.

Approval of the minutes from the following meetings: (September 12, 2022 regular meeting and October 27, 2022 special meeting)

Mr. Holt informed the commission that the approval of the minutes for each meeting could be made in a single motion. Hearing no corrections to the minutes, Mr. Jarrell moved to approve the minutes from the September 12, 2022 regular meeting and the October 27, 2022 special meeting. Ms. Warner seconded the motion and the motion carried unanimously.

Update on Memorial Square Housing Project

Mr. Nuttall briefed the Commission on the project located at the whole block of West Kivett Street, South Church Street, Hammer Avenue, and Lanier Avenue. He announced that the proposed project (Memorial Square) has been awarded tax credits from the NC Housing Finance Agency. He stated that the project was approved by City Council in May, 2022 (RZ-22-04) and is expected to create 48-60 new residential units. He stated that the awardee is affiliated with the developer of the Sunset Place Apartments. He showed existing aerial views and photographs of the existing conditions of the property. He then showed a conceptual view of the building elevations of the proposed project and stated that the building could be 3 to 4 stories depending on the number of units developed. Mr. George wanted clarification on the location of the similar project, Sunset Place Apartments. Mr. Nuttall stated that this is a similar whole-block redevelopment project located at Sunset Avenue and Cherry Street. There were no further questions. No action was taken by the Commission at this time.

Wayfinding Signage Presentation

Mr. Nuttall gave a visual presentation related to the above referenced agenda item. He stated that the presentation was prepared by Community Development Intern Tyler Brown. He stated that Mr. Brown presented this information to the City Council at the September Regular Meeting. He went over current conditions, showing a map of where signage is placed and where it has been placed and then removed due to some type of circumstance (visibility at intersections, vicinity to other signage, etc.). He then showed images of the redesigned concepts of the signage. He mentioned that there were two different options presented, a blue option and a green option. It was the general consensus of the commission that they favored the blue-colored options. Mr. Nuttall continued the presentation with information regarding the animal themed crosswalks. He showed the commission signage that would be placed in the sidewalk adjacent to the crosswalk to identify the specific animal's footprint, which includes a QR code that would link to the NC Zoo's page to provide further information about that specific animal. He showed the commission a map of the location of all the animal themed crosswalks. He stated that the timeline for

refreshing the existing wayfinding signage would likely be into the next fiscal year. Mr. George stated his preference of the blue-colored wayfinding signage and his interest in the QR code for the animal crosswalks. Ms. Warner stated that the signage and the QR codes add something new and innovative to downtown Asheboro. Mr. Holt noted that the wayfinding signage logos should match the City's branded logo, and specifically mentioned the orientation of the "stamp" within the logo. Mr. Terry expressed his preference for the blue-colored wayfinding signage and he specifically liked the signage stating "Downtown Asheboro Welcomes You". Mr. Nuttall stated that the "welcomes you", "all day parking", and "arrow" signage directing you into downtown would all be placed either at the boundary of the downtown district or placed inside the downtown district to direct you to things like parking or shopping. There were no further questions. No action was taken by the Commission at this time.

Update on the recent listing of the Asheboro Downtown Historic District on the National Register of Historic Places

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He stated that the presentation shown was given by Mr. Brett Sturm, Restoration Specialist, to the City Council at the October Regular Meeting. He stated that the entire downtown would be part of the historic district. He mentioned that Heather Fearnbach, with Fearnbach History Services, Inc., created an inventory of all the downtown structures within the district. He showed the boundary of the district and examples of historic structures.

Mr. Holt noted that there is a paragraph providing structural information and historical significance that Ms. Fearnbach has archived. These paragraphs coincide with each of the historic structures within the historic downtown district.

Mr. Nuttall mentioned that there can be exterior as well as interior historic designations. He mentioned that there are standards for preserving, rehabilitating, restoring, and reconstructing historic buildings per the Secretary of the Interior. He mentioned that there are 78 contributing structures in the historic district and that the period of significance for the historic district is between 1903 and 1972. He went over how the program works to receive tax credits, mentioning that a successful project's tax value will double as a result of rehabilitation. He showed Asheboro Mill Lofts as an example of a certified rehabilitation project that was in excess of 9 million in rehab expenditures. He showed a map of the commercial and residential historic preservation tax credits projects statewide as of January 1, 2020. He stated that this historic district is a good branding and marketing promotion for the City of Asheboro. He also mentioned that signage could be available to place on historic structures with landmark designations.

Mr. George inquired about the signage on buildings and if over 70 buildings would have plaques. Mr. Nuttall stated that property owners have discretion over

if they want signage on their particular structure. Mr. George asked if the signage was uniform in nature. Mr. Holt mentioned that the county has brown historic signs but there is no standard for historic signage designations. Mr. Isom mentioned that the Southport, NC Historic District has uniform signage on their buildings. Mr. George mentioned keeping the signage uniform. Mr. Nuttall noted that staff could research the information related to historic designation signage. Mr. George wanted staff and the city to potentially consider having a QR code for each contributing historic structure that would link to the historic paragraph provided by Ms. Fearnbach. There were no further questions. No action was taken by the Commission at this time.

Update on environmental site assessment of the Acme-McCrary Hosiery Mill property that is underway

Mr. Nuttall provided an update on the above referenced agenda item. He stated that the Phase 1 environmental assessment results have been given to the City. He stated that consultants, synTerra, have recommended a Phase 2 Environmental Assessment due to several identifiable environmental concerns. He stated that the city has agreed to move forward with a Phase 2 Assessment and is hoping to have a report completed by the end of the week. The Phase 2 will look at items such as petroleum-based and other contaminants in the groundwater or in the soil. The Phase 2 is a way to disclose this information appropriately for a potential sale of the property once acquired. He stated that the goal for this property is to close on the sale by the end of the year assuming no significantly negative findings in the environmental assessments are revealed. There were no further questions. No action was taken by the Commission at this time.

Update on the qualifications-based selection process being utilized to procure professional services related to the Trade Street streetscape project

Mr. Nuttall showed a visual presentation on the above referenced agenda item. He showed the vision and conceptual drawings of the proposed Trade Street improvements, as designed by Susan Hatchell, Landscape Architecture, PLLC. He gave a history of the project. He stated that Downtown Asheboro Inc. had started this process with the Wooten Company and the city has assumed project management over the Trade Street improvements. The city went through a formal RFQ process and a hopeful agreement will be accomplished in December. The completion for this project will likely be a 12 month or more process based on traffic studies alone and receiving the funding necessary to complete the project. Mr. George inquired how much money has been received for this project. Mr. Nuttall stated that at this time 1.5 million has been received but there is a probable need for more funding on a project like this due to several items such as utility relocation and sidewalk construction. Mr. Isom inquired if the intent was to have the utility lines located underground. Mr. Nuttall stated

that this is correct at this time. He stated that re-routing traffic or potentially closing small sections of street may be required to have enough property to effectively relocate utilities. There were no further questions. No action was taken by the Commission at this time.

Updated on the David and Pauline Jarrell Center City Garden construction and funding plan development

Mr. Nuttall showed the commission the conceptual drawing of the David and Pauline Jarrell Center City Garden. He stated that communication was sent out to sponsors and donors and that a site survey and engineering work are occurring. He stated that the Piedmont Triad Regional Council has been brought on for the purposes of finding funding for completion of the project. He stated a tree study for preservation will occur in the spring and that a community work day, including cleanup efforts, will occur in April 2023 to generate excitement and a sense of community involvement. After the community workday there will be a groundbreaking. Mr. Jarrell inquired on any update on funding. Mr. Nuttall stated that the cycle for funding starts early next year and that potentially spring of 2023 could see funding for the project.

Redevelopment Commission member comments related to the October 27, 2022 Church Street Lofts project tour

Mr. Nuttall gave a recap on the Church Street Lofts tour. He showed some images of the progress made taken from the Special Meeting held October 27, 2022. He told the commission that seeing the space before the tour and knowing how much work has gone into the project is amazing. He offered the commission a chance for any feedback they had at this time.

Ms. Warner stated that she liked keeping the natural elements of the mill and was very impressed at how different it looks now.

Ms. McGlohon commented about the tubs and that they seemed to have a high step to get into them, considering that the project is for seniors.

Mr. Holt mentioned that the developers spoke on the mushroom columns and that a similar design was used at South Asheboro Middle School to allow a solid concrete floor to be poured on a higher floor instead of wood construction.

Mr. Nuttall mentioned that this project was on the 2018 Redevelopment Plan and noted that the plan will set to expire in 2023. He stated that the Commission should begin thinking about other redevelopment efforts for the next redevelopment plan document. There were no further questions. No action was taken by the Commission at this time.

Items not on the agenda

Mr. Jarrell inquired if the city has already acquired the Acme McCrary Building behind City Hall. Mr. Nuttall stated that the city has not yet acquired the building but after the environmental Phase 2 assessment, staff likely will be recommending acquisition provided no significantly negative findings in the environmental assessments are revealed.

Other items discussed were:

- PNC Building located at 115 South Fayetteville Street for sale. Mr. George provided some historical significance regarding the structure and the previous white marble façade. Mr. Holt mentioned this was the site of a former hotel.
- Cone Health submitted annexation petition for property on Spero Road, the now or formerly owned by First Assembly property. The property likely will be site of a cancer services center.
- Asheboro Airport continues to seek funding opportunities at the federal and state level for commercial hangars, as well as other items of interest like exterior lighting improvements.
- Megasite development still in process.

There were no further items. No action was taken by the Commission at this time.

Adjourn

Ms. Warner moved to adjourn the meeting. Mr. Terry 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 Redevelopment Commission 2023 Meeting Dates

Tuesday, January 3, 2023*

Monday, February 6, 2023

Monday, March 6, 2023

Monday, April 3, 2023

Monday, May 1, 2023

Monday, June 5, 2023

Monday, July 10, 2023**

Monday, August 7, 2023

Tuesday, September 5th, 2023***

Monday, October 2, 2023

Monday, November 6, 2023

Monday, December 4, 2023

*City Hall is closed on Monday, January 2, 2023 in observance of New Year's Day. In the case where the Commission needs to recommend an action to be taken by the City Council in January, staff proposes having the Commission meeting on the Tuesday, January 3, 2023.

**City Hall is closed on Tuesday, July 4, 2023 in observance of Independence Day. City Council indicated that their meeting date would likely be moved back from Thursday, July 6, 2023 to Thursday, July 13, 2023. Staff proposes having the Commission meeting on Monday, July 10, 2023 to be consistent with City Council's changes.

***City Hall is closed on Monday, September 4, 2023 in observance of Labor Day. In the case where the Commission needs to recommend an action to be taken by the City Council in September, staff proposes having the Commission meeting on Tuesday, September 5, 2023.

The formal approval of the City Council calendar is scheduled for its regular meeting on Thursday, December 8, 2022.