



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: February 26, 2020

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, March 2, 2020, at 9:00 a.m.** in the City Council Chambers, located at 146 N. Church St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, MARCH 2, 2020
9:00 AM

- I. Call to Order
- II. Approve Minutes of Last Meeting (February 3, 2020)
- III. Presentation by local historian, Mr. L. McKay Whatley, Jr.
- IV. Feedback on proposed sidewalk rehabilitation projects for the 2020-2021
fiscal year
- V. Items Not on the Agenda
- VI. Adjourn

**Minutes
Asheboro Redevelopment Commission
February 3, 2020
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, February 3, 2020, at 9:00 AM in the Council Chambers, located at 146 North Church Street, Asheboro, NC, 27203.

Members Present:

Linda Carter, Chair
Cynthia Bailey, Vice-Chair
Ross Holt
David Jarrell
Jonna Libbert
Katie Snuggs
Delilah Warner

Members Absent:

Ann McGlohon

Also present were John Evans, Assistant Community Development Division Director; Chuck Garner, Code Enforcement Officer; Brad Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Director; Randy Purvis, Chief Building Inspector.

Ms. Linda Carter called the meeting to order.

Approve minutes of Last Meeting (January 6, 2020)

Mr. Jarrell moved to approve the January 6, 2020 regular Redevelopment Commission meeting minutes. Mr. Holt seconded the motion and the motion carried unanimously.

Presentation on Pinnacle 100 Program by Jeff Lockhart, Financial Advisor with Pinnacle Bank

Mr. Nuttall introduced Mr. Jeff Lockhart at this time for his presentation. Mr. Lockhart presented a program called Pinnacle 100, which is designed to help borrowers purchase or refinance their primary residence in designated census tracts. He stated that no down payment or private mortgage insurance (PMI) is required. He stated that typically the maximum income of potential borrowers is 80 percent of the median Randolph County household income of \$49,000. He stated that this program is for purchase or refinance and is for primary residences only. He mentioned that generally a minimum credit score of 620 is required and that the seller may cover all of the borrowers closing costs, prepaids,

and escrows. He stated that there are no income limitations within majority-minority census tracts.

Mr. Jarrell inquired as to how many clients Mr. Lockhart had, to which Mr. Lockhart stated that he has between 6 and 10 clients a month.

Ms. Libbert inquired on how long he had been with Pinnacle Bank and what approximately was the foreclosure rate on with these particular clients, to which Mr. Lockhart stated that he has been with Pinnacle Bank for 5 years and has not seen any account that couldn't pay their mortgage.

Ms. Warner inquired on other programs in the triad area and if they were available to single mothers, to which Mr. Lockhart stated that there are programs in other triad areas, including Greensboro and High Point, and that they are available to anyone who meets the income level, including single mothers.

Ms. Snuggs stated that she knows someone who is trying to purchase a house and is in a prime area and wondered if she could own another home during this process, to which Mr. Lockhart stated that they couldn't own another home at closing of the new purchase.

Building Inspections Annual Report

Mr. Randy Purvis, Chief Building Inspector, presented the Commission with the 2020 Building Inspections Annual Report. He listed the inspections department staff as well as the number of permits issued for 2019 by trade, building permit valuations, the number of permits and dwelling structures/units, a summary of the 2019 revenue, permit valuations for the past 10 years, the number and value of commercial and residential building permits, and the total number of dwelling units, separated by single family, townhomes, duplexes, and multi-family units. He stated that the department will continue to work closely with other departments within the city to make Asheboro the place everyone wants to be.

Code Enforcement Annual Report

Mr. Chuck Garner, Code Enforcement Officer, presented the Commission with the 2020 Code Enforcement Annual Report. He showed various images of code compliance issues, including minimum housing violations. He stated that 14 dilapidated structures have been removed and that 408 Notices of Violation have been sent out to property owners. He stated that a rather large number of these have been abated. He also stated that there have been at least 2 homeless encampments that have been either cleaned up or removed, including at the Oakie Mountain shopping center. He stated that if the Commission had any concerns or any information regarding properties or code violations to reach out to him.

Discussion on Honorary Naming of Dora Atlas Lane

Mr. Nuttall showed a mockup of the proposed honorary sign naming the cul de sac off of Pritchard Street and Farr Street after Dora Atlas. He mentioned that Ms. Atlas was instrumental in starting Our Daily Bread and was a great volunteer in the City of Asheboro. He stated that the honorary street naming likely will be placed on its own pole. The Commission supported the design of the new honorary street signage.

Items not on the Agenda

There were inquiries on various projects and their statuses, after which the following items were mentioned that were not on the agenda:

- Arwin Smallwood speaking on Feb. 13th at Randolph Asheboro Public Library regarding the origins and early history of NC African Americans at 6:30 p.m.
- Katie Snuggs speaking on Feb. 20th at the Randolph Asheboro Public Library regarding her experiences during the civil rights era and integration in Asheboro at 3:30 p.m.
- Sunset Series on Feb. 15th featuring Elizabeth Smart.
- Carter mentioned Mr. John McGlohon passing and to keep commission member Ann McGlohon and the entire McGlohon family in our thoughts and prayers.

Adjourn

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

Brad Morton, Secretary
Asheboro Redevelopment Commission