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MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: May 1, 2019

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, May 6, 2019, at 9:00 a.m.** in the City Council Chambers, located at 146 N. Church St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, May 6, 2019
9:00 AM

- I. Call to order
- II. Approve Minutes of Last Meeting (April 1, 2019)
- III. Update on Efforts to Incorporate a Non-Profit Organization to Lead
Downtown Economic Development through Historic Preservation
- IV. Presentation of information from Governor Cooper's Proposed Budget of
Special Interest to Asheboro
- V. Status Report on Urgent Repair Program
- VI. Items not on the Agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
April 1, 2019
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, April 1, 2019, at 9:00 AM in the Council Chambers, located at 146 North Church Street, Asheboro, NC, 27203.

Members Present:

Cynthia Bailey, Vice Chair
Ross Holt
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Delilah Warner

Members Absent:

Linda Carter, Chair

Also present were John N. Ogburn, III, City Manager; John L. Evans, Assistant Community Development Director; Justin T. Luck, Planning and Zoning Administrator; Brad W. Morton, Planning Technician/Deputy City Clerk

No citizens were present at this meeting.

Ms. Cynthia Bailey called the meeting to order.

Approve Minutes of Last Meeting (March 4, 2019)

Mr. Jarrell moved to approve the March 4, 2019 Regular Redevelopment Commission meeting minutes. Ms. Warner seconded the motion and the motion carried unanimously.

Update on Church Street Lofts

Mr. Ogburn reported that the Church Street Lofts project scored high for the purposes of housing and obtaining tax credits. He stated that the project is looking positive at this point.

Update on Asheboro Recreation Center

Mr. Ogburn stated that the contract for the basketball court and the drop ceilings have been awarded for the Asheboro Recreation Center. He stated that Mr. Holt

is working on a historical summary of the gym as well. He stated that asbestos removal contract would be voted on at the next regular city council meeting.

Update on Acme McCrary – North Street Facility

Mr. Ogburn reported that the facility is being shown for the purpose of converting to a multi-use facility, including market rate rental units, senior housing, retail, and office use. He stated that the property is in the downtown redevelopment plan and public assistance will likely be required to make this vision a reality. There will be a need to obtain possible CDBG funds and there will be a requirement for additional parking for the housing units. He stated that the lot next to the Asheboro recreation center goes along with the north street facility, but there will still not be enough parking and that issue will need to be addressed. He also stated that it is too costly for a parking deck.

Update on the Neal Building

Mr. Ogburn reported that he had met with Ms. Dustie Gregson regarding the property located at 125 South Church Street, the old Shananigans Bar and Grill. He stated that her project vision is to reuse this property for the purpose of another restaurant/bakery, almost an extension to The Table Farmhouse Bakery. In addition to this use, there would be a possible upstairs studio rental opportunity for arts or music recording as well as the possibility of a small grocery store. He stated that the Mill 133 project is still awaiting tax credits at this point.

Update on George Washington Carver Center

Mr. Ogburn reported that the George Washington Carver Center was coming along steadily now. He mentioned the paving and parking with the city's help as well as some assistance with water and sewer. He stated that RhinoLeap Productions will have a play there as the center's opening event. He mentioned Mr. Clyde Foust and stated that his vision is finally coming to fruition.

Items not on the Agenda

Mr. Ogburn listed a number of items not on the agenda as follows:

- Arboretum project is still moving forward. Possibly looking at the house behind the police station to serve as the welcome center, which would have bathrooms as well as information about the plantings within the Arboretum.
- The Northgate Shopping Center is being rehabbed for the purpose of housing the Board of Elections, Community Corrections Department, as well as Day Reporting for Randolph County. Mr. Ogburn stated that the smaller building which used to be a bank will be used as a city police substation.

- Many car wash proposals occurring within Asheboro.
- High School renovations are moving forward.
- Fibertex had their ribbon cutting in March and are now open.
- Appraisals for the completion of Commerce Place are occurring.
- Pryor Baird will be at the Bicentennial Park on May 11th
- May 6th will be the next Redevelopment Commission Regular Meeting.
- Budget process is going on at this point also.
- Randolph County Ag Center item will be on County Commissioner's agenda at their next meeting.
- Forward movement in the cleanup efforts of Dixie Furniture Plant.
- Catholic Church for sale and looking at property on Vision Drive
- Taco Loco is going into the property at the corner of Sunset and North Street, the old Sunset sandwich shop. Property owners are working hard with renovations.

Ms. Warner also mentioned that the Lake Lucas Park is looking really nice.

Adjourn

Hearing no further business, Mr. Holt moved that the meeting be adjourned. Ms. Snuggs seconded the motion and the motion carried unanimously. At this time, Ms. Bailey adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission