



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: May 1, 2024

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, May 6, 2024, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, MAY 6, 2024
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the April 1, 2024 regular meeting
- III. Introduction of Public Information Officer, Ms. Alyssa Chapuis
- IV. Progress reports on various downtown developments
- V. Follow up on downtown parking discussion from April meeting
- VI. Recap on past and future downtown events by Ms. Addie Corder, Executive Director, Downtown Asheboro, Inc.
- VII. Items not on the agenda
- VIII. Adjourn

Minutes
Asheboro Redevelopment Commission
April 1, 2024
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, April 1, 2024, 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
Owen George, III
Gene Isom
Ann McGlohon
Katie Snuggs

Members Absent:

David Jarrell
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.

Anticipated Redevelopment Commission Member Re-appointments

Mr. Nuttall reported that the following Redevelopment Commission members were due for re-appointment:

- David Jarrell
- Gene Isom
- Ann McGlohon
- Delilah Warner

All members expressed interest in serving for another term. He stated that these re-appointments will be on the City Council's agenda for Thursday, April 4, 2024. There was no formal action taken by the commission at this time.

Election of Officers

Mr. Isom moved to retain the current slate of officers. Ms. McGlohon seconded the motion and the motion carried unanimously. The following officers were elected:

- Ross Holt, Chair
- Delilah Warner, Vice-Chair

The following officers were appointed:

- Brad Morton, Secretary

There was no further action taken at this time.

Approval of the minutes from the February 5, 2024 regular meeting

Ms. Snuggs moved to approve the minutes from the February 5, 2024 regular meeting. Ms. Warner seconded the motion and the motion carried unanimously.

Discussion of Land and Water Conservation Fund Application submitted for the David and Pauline Jarrell Center City Garden

Mr. Nuttall provided the following information regarding the above-referenced agenda item:

- Community Development staff have been pursuing grant funding to construct the Jarrell Center City Garden since Master Plan adoption and completion of 100% Design Development Plans last year.
- Grants pursued have been through a state Environmental Enhancement Grant (EEG), Federal Land and Water Conservation Fund (LWCF), and T-Mobile Hometown Grant programs (total of approx. \$718,000 requested)
- EEG request not granted but the city will be reinvited to apply. Feedback was that more funding commitments would improve chances. Rare to receive funding on first application from this region of the state.
- LWCF feedback has been very positive. This program was identified through consultation with the same program staff responsible for reviewing state Parks and Recreation Trust Fund grant applications. A decision on funding is expected this spring.
- The city was not in a positive position to apply for PARTF funding during recent cycles because we already had been awarded and were managing program funding that had been requested for the Sportsplex. That grant is nearing closeout and in addition to submitting a LWCF application, staff is discussing another PARTF application in an upcoming cycle.
- LWCF money would be applied to the parking lot, decorative wall around the Garden's perimeter, construction of the pathways, including the

necessary boardwalk, and a small modular restroom building (not a visitor center).

- City Council has appropriated \$240,000 of phase 1 construction funds. This money has been used for site preparation work that has been occurring on the property the last few months. This is in addition to the funds already dedicated by the city for acquisition and master plan/site design services.

Mr. Nuttall stated that he would answer any questions the commission had. Mr. George inquired if the work being done currently was by the city or if this was hired out. Mr. Nuttall stated that the city crews are doing a large portion of the work. Mr. George inquired about the decision of the decorative wall and what materials will be used to construct the wall. Mr. Nuttall stated that the intent behind the decorative wall is to provide a buffer between the garden and the adjoining properties. He stated that it will be a 6' fence constructed from recycled rubber, which is very durable and easier to construct. He stated that there will be a display panel placed in the garden to showcase the material and the wall design for public feedback. Mr. George inquired which staff members work on grant funding. Mr. Nuttall stated that he and Mr. Justin Luck in the Planning and Zoning Department do a lot of the grant funding internally. Mr. George thanked staff for their hard work. Mr. Holt inquired about if there would be a gate on the North side of the wall to connect potentially to Worth Street. Mr. Nuttall stated that this is not currently planned; However, there is the possibility to add a gate in the future. Mr. George inquired if this connection would require the property owner's permission. Mr. Nuttall stated that this is correct and will likely require some type of easement. Ms. Warner inquired about public feedback at this time. Mr. Nuttall stated that feedback has overall been positive.

There were no further questions, and no formal action was taken by the commission at this time.

Report on request to Duke Energy to participate in the North/Trade Street Infrastructure Project

Mr. Nuttall provided the following information regarding the above-referenced agenda item:

- Plans are 65% complete; the project anticipated burying all overhead utility lines, but project staff is concerned the total project cost will exceed the city's state grant.
- The city does not intend for property owners within the project boundary to be forced to incur significant out of pocket expenses due to our project; the city's projection is that property owner costs could vary from a few hundred dollars to more than \$10,000 per property owner, depending on the age and condition of each building's electrical system, panel, and meter.

- The city, therefore, recently asked Duke Energy to participate in the project; we are hopeful that Duke may want to join us to update its infrastructure now since there would be efficiencies realized. Duke's participation would help us to largely, if not entirely, eliminate property owner costs.
- If the burying of above-ground utilities is eliminated from the project, staff still expects the city to replace all our aged water and sewer lines and to request similar action by PNG. We would make what improvements we can to the sidewalks and implement as much of the current plan's traffic calming and streetscape components as we can.
- We expect to make a decision on how to proceed in the next several weeks. Duke Energy personnel have been very helpful as we have worked to determine feasibility and we hope Duke will become an active partner in implementing this necessary infrastructure project. The original scope would take 8-10 months of construction but would require less time if existing overhead utilities are not relocated underground. Construction would not commence until late 2024 at the earliest as we have a few more months of design work remaining regardless of the direction we take.

Mr. Nuttall asked if the commission had any questions. Mr. Holt inquired if trash and recycling will be moved off the street. Mr. Nuttall confirmed that this is still on schedule and will be a City Council action item at the next meeting. Mr. George mentioned a development in Reidsville undergoing a large utility line burial process.

There were no further questions, and no formal action was taken by the commission at this time.

Status of planned tank removal at the Historic Mill located at 159 North Street

Mr. Nuttall provided the following information regarding the above referenced agenda item:

- The City Council authorized an engagement with DH Griffin to remove a 20,000 UST tank from the city property.
- This removal was viewed as a necessary project to undertake with the state grant awarded the city for site redevelopment.
- Tank removal preparations began in March and activity was ongoing as of last week. The closeout report has not yet been reviewed by Community Development Division staff but the necessary pre-construction clearances and fire construction permit and inspection, per the state fire code, have occurred. Project scope anticipated about 10,000 gallons of fuel mixture to be present and requiring removal.
- City specifications required backfilling with ABC stone and roller compaction to stabilize the ground and protect the building and

smokestack from movement resulting from the tank removal. Third party soil sampling to verify clean soil adjacent to the tank also was part of the engagement.

- Cost estimated to be \$65,000 with funds being provided by state infrastructure grant.

There were no questions, and no formal action was taken by the commission at this time.

Upcoming Events

The following events were listed for the commission:

- Thrifty Thursday Movie at Sunset Theatre: "Smokey and the Bandit" – April 4th at 1 p.m.
- Asheboro Jazz Fest – April 5th and 6th at 7 p.m.
- Randolph Youth Theater Company presents "Willy Wonka, Jr." at Sunset Theatre on the following dates:
 - o Thursday, April 11 - 7:00 PM
 - o Friday, April 12 - 7:00 PM
 - o Saturday, April 13 - 2:00 PM
 - o Saturday, April 13 - 7:00 PM
 - o Sunday, April 14 - 2:00 PM
- Zoo City StrEAT Fest – April 20th from 5-8 p.m.
- Expected Grand Opening of Zoo City Sportsplex

Mr. George commented that an improved social media presence and outreach will be very important for the city to get this information to the public. Mr. Nuttall mentioned that there will be a new Public Information Officer starting next week in a part-time position to promote and assist with these events as well as maintaining the city's website and social media platforms.

Mr. Isom mentioned that the public was leaving downtown over the weekend due to a lack of parking. Mr. George mentioned that provided awareness of where free public parking is available may change the public's perception of the lack of parking. He stated that the proximity of parking to downtown may be located within walking distance, however there is parking available. Mr. Holt mentioned that the Randolph County Courthouse and the Asheboro Randolph Public Library have available parking. Mr. Nuttall mentioned the 3-tier gravel parking lot is also available. He also mentioned that a parking study may be needed in the future.

There were no further questions or comments, and there was no formal action taken by the commission at this time.

Items not on the agenda

There were no items at this time.

Adjourn

Mr. Isom moved to adjourn the meeting. Ms. Warner seconded the motion. Hearing no objections, the motion carried unanimously. At this time, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission