



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: June 2, 2021

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, June 7, 2021, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, JUNE 7 2021
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes (May 3, 2021)
- III. Update on the potential acquisition of Acme McCrary property located on
North Street
- IV. Update on the design and construction of Church Street Lofts
- V. Items not on the agenda
- VI. Adjourn

Minutes
Asheboro Redevelopment Commission
May 3, 2021
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 3, 2021, at 9:00 AM in the Public Works Conference Room, located at 1312 North Fayetteville Street, Asheboro, NC, 27203.

Members Present:

Linda Carter, Chair
Ross Holt
David Jarrell
Jonna Libbert
Ann McGlohon
Delilah Warner

Members Absent:

Katie Snuggs

Also present were John Evans, Assistant Community Development Division Director; David Hutchins, Public Works Director; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director; John Ogburn, City Manager.

Call to order

Ms. Carter called the meeting to order.

Announcement of Redevelopment Commission member vacancy

Mr. Nuttall stated that Ms. Cynthia Bailey has sent a letter of resignation to the Chair and City Manager and therefore the Redevelopment Commission has a vacancy. He went over the process to fill a vacancy for boards and commissions and stated that there would be an announcement to the City Council at their regular May 6, 2021 meeting.

Election of Officers

Mr. Nuttall mentioned that due the absence of the Vice-Chair, the commission could wait on the election of officers until the member vacancy has been filled or they can take action now. The commission chose to take action on the election of officers at this time. Ms. Carter then opened the floor for nominations of Chair and Vice Chair for the Redevelopment Commission. Mr. Holt nominated Linda Carter for Chair. There were no other nominations for Chair. Mr. Jarrell nominated Mr. Ross Holt for Vice Chair. There were no other nominations for

Vice Chair. After hearing no objections the following officers were unanimously elected:

Linda Carter – Chair
Ross Holt – Vice Chair

Approval of the minutes (March 1, 2021)

Mr. Jarrell moved to approve the meeting minutes from March 1, 2021. Ms. Warner seconded the motion and the motion carried unanimously.

Mr. David Hutchins, Public Works Director, will give an update on current and future sidewalk rehabilitation projects

Mr. David Hutchins gave a brief update on projects that have been completed and also projects that are in the process of completion regarding sidewalk rehabilitation. He mentioned that the Precision Concrete Cutting Company was assisting in this process and they primarily cut down vertically misaligned sections of the sidewalk to remove trip hazards. He mentioned that improvements have been made to Brookside and a large portion of Sunset Avenue. He stated that the city crews typically remove and replace deteriorated sections of sidewalk when it isn't feasible for Precision to make improvements. He stated that the city has budgeted this year for improvements to be made on Brewer Street from Elm Street to Loach Street, Randolph Avenue, and Cherry Street. He also mentioned some trip hazards in the area. He stated that if the Commission or citizens knew of any area trip hazards that they could call and report them or report them on the city website. Once they are reported, city crews will assess them for improvements.

Mr. Nuttall inquired on the cost benefits of rehabilitation compared to that of replacement, to which Mr. Hutchins stated that there was about a 30% cost savings with rehabilitation to existing trip hazards on sidewalks compared to repaving these same trip hazards.

Ms. Warner inquired on who physically checks the sidewalks after a report has been made, to which Mr. Hutchins stated that he will usually assess these reports or a member of his crew will do so if he is unable to. He stated that if the sidewalk is raised more than ½ an inch, it is considered a trip hazard. Ms. Warner also reported a section of sidewalk on North Fayetteville Street near BB&T that she would like to have checked, to which Mr. Hutchins stated that he would check this issue out for her.

Mr. Nuttall also mentioned that the pedestrian plan which Mr. John Evans was instrumental in establishing, identifies priority areas of maintenance throughout the city.

Ms. Carter asked who is responsible for picking up trash on highways, to which Mr. Hutchins stated that NCDOT crews pick up trash on state-maintained highways and city crews mow the interstate. He stated that if city crews are out they will pick up trash if they can't mow. He stated that they also pick up in other areas, including around the schools and certain sections of roads that are usually filled with trash, mentioned the corner of East Salisbury Street and Elm Street as a bad intersection for trash pickup.

There were no other questions from the Commission and no action was taken at this time.

Information related to potential acquisition of property on North Street

Mr. Ogburn gave a visual presentation to the Commission regarding the Acme McCrary building on North Street. He began by listing the Redevelopment Plan's projects, mentioning that most of the projects within the plan were underway. He mentioned that one scenario for the Acme Building, if it goes on sale, would be for Downtown Asheboro, Inc to acquire an option to buy the building. It's possible the city could assist Downtown Asheboro, Inc. in the buying process. He stated that the building does go with the parking lot just beside the Asheboro Recreation Center. Mr. Holt asked if making it a local landmark would benefit due to the related tax deferral, to which Mr. Ogburn stated that it could help. He stated that parking could be an issue, but, the back portion of the building isn't historically valuable and may be able to be removed to accommodate more parking. Ms. Libbert asked about possible timeframes for acquisition, to which Mr. Ogburn stated that it could occur later this year but would depend on a number of factors. Mr. Holt asked if machinery was still in the building, to which Mr. Ogburn stated that there were a few pieces but not much. Mr. Jarrell thanked Mr. Ogburn for his continuing efforts to see this building saved and repurposed. He stated that the building is structurally sound except for a few spots on the roof.

Ms. Carter asked if there were any other empty buildings in downtown Asheboro. Mr. Ogburn stated that RCS is for sale, but there is nothing else in the immediate area that is empty.

Items not on the agenda

Mr. Ogburn mentioned the following items not on the agenda:

- Courier Tribune building sold to Steriletrex, Inc.
- City offices open to the building, except Water Billing.
- David and Pauline Jarrell Center City Garden has a landscape architect now and a stakeholders meeting is planned for later in the spring.
- Downtown crosswalks and signal box wraps awarded in June. Hopeful completion soon.

- Downtown Streatery will no longer be held on Fayetteville Street
- House at South Main Street and Cox Street which Ms. Libbert mentioned has been roped off and deemed unsafe. Another property on Ridgecrest Road was mentioned that has been removed due to water intrusion and animal infestation.
- COVID-19 Vaccines are available at Randolph Health and pharmacies in Asheboro.
- City Hall Renovations are almost complete.
- June 7th will be the next Redevelopment Commission and will include Budget items.
- Trade Street project is still ongoing at this time.
- New Holiday Inn Express and Suites open on Highway 64 behind Kickback Jack's
- Potential for an outparcel for fast-food at the Hobby Lobby shopping center
- Extension of Utilities for James River Equipment

Mr. Holt mentioned that the Walter Anderson Bunch Jr. House and the Henry Moring Robins House were recommended as Local Landmarks at the most recent Randolph County Historic Landmark Preservation Commission meeting.

Adjourn

Mr. Holt moved to adjourn. Ms. McGlohon seconded the motion and the motion carried unanimously. Ms. Carter adjourned the meeting at this time.

Brad Morton, Secretary
Asheboro Redevelopment Commission