



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: August 31, 2023

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Tuesday, September 5, 2023 at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
TUESDAY, SEPTEMBER 5, 2023
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order.
- II. Approval of the minutes from the May 1, 2023 regular meeting.
- III. Status report on the David and Pauline Jarrell Center City Garden.
- IV. Presentation of Trade Street Renovations Concepts.
- V. Progress Report on Efforts to Preserve 159 North Street, the historic structure formerly owned by Acme-McCrary.
- VI. Discussion on Public Input Received Related to the Homeless Population in Randolph County.
- VII. Items not on the agenda.
- VIII. Adjourn.

Minutes
Asheboro Redevelopment Commission
May 1, 2023
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 1, 2023, 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
A. Owen George, III
David Jarrell
Ann McGlohon
Katie Snuggs
Ryan Terry

Members Absent:

Gene Isom

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

Call to order

Mr. Holt called the meeting to order.

Election of Officers

Mr. Jarrell moved to elect Mr. Ross Holt as Chair. Ms. McGlohon seconded the motion and the motion carried unanimously. Ms. Snuggs moved to elect Ms. Delilah Warner as Vice-Chair. Mr. Terry seconded the motion and the motion carried unanimously.

Approval of the minutes from the April 3, 2023 regular meeting

Ms. Warner moved to approve the minutes from the April 3, 2023 regular meeting. Ms. Snuggs seconded the motion and the motion carried unanimously.

Recap of Groundbreaking Ceremony and Community Workday at the David and Pauline Jarrell Center City Garden

Mr. Nuttall remarked on the groundbreaking ceremony as well as the community workday for the David and Pauline Jarrell Center City Garden. He noted that

approximately 60 plus people were in attendance for the groundbreaking ceremony. He stated that the day was a great way for the public to show their appreciation to Mr. and Mrs. Jarrell and their decision to convey much of the property to the city for the purpose of the garden. He stated that the weather cooperated well for the event. He showed the commission several photographs from the event. He stated that the city continues to finalize the details of the master plan. He stated that the master plan, once adopted, will give the designer and the project team authorization to move into the permitting and construction phase. He stated that this likely will be presented to the Council in June. He stated that the archaeologist who conducted site work in April was at the ceremony, and she found several remnants of the property's past. She found some artifacts that dated back to the 1800s; however, there was nothing of significance found to warrant further investigation. The final written report will be delivered from the firm to the city in June. He stated that the city received an evaluation from Summey Engineering on the existing structure's condition and potential use as public space and restroom facilities for the garden. This independent evaluation was provided as a result of several opinions and public input received seeking to preserve the structure to meet the public needs. He stated that structurally, based on the evaluation, the building appears to be in decent condition. He pointed out that there is some apparent water and moisture damage including to the roof. He mentioned ADA accessibility needed to be considered. The engineering firm's opinion in the report is that there would be extensive repairs and upfits needed to bring this property up to the state's non-residential building code, including wiring, electrical changes, HVAC and plumbing rebuilds.

Several of the commission members expressed their interest in keeping this structure. Mr. Terry inquired on the cost to rehab versus to construct a new structure. Mr. Nuttall stated that there may not be savings in cost; however, rehabbing the structure will preserve the historic character and keep something that fits the neighborhood overall look. Mr. Jarrell stated that he has not spoken to anyone that says to take the structure down; and most people in the community thought that this structure would be part of the project. Ms. Warner inquired if the City Council will ultimately decide if the structure is preserved. Mr. Nuttall stated that they would make a decision on this. Ms. Warner stated she felt it should be preserved. Mr. Holt inquired if the garden could be prioritized first rather than the preservation of the structure. Mr. Nuttall stated that if the structure is not open to occupancy, then there could be ways to continue constructing the garden while renovations were occurring inside the structure. Mr. Holt inquired on the timeline of the projects. Mr. Nuttall stated that the intent is for all local, state, and federal permits to be in hand, and the first phase underway this year. He mentioned that the city is applying for two grants: one is part of the Smithfield settlement, through the Attorney General's office, that funds natural open space projects, the other is a Land and Water Conservation Grant. He stated that if awarded, this will give the City around half a million dollars in proceeds that would provide a significant portion of funds needed to complete the

project. Mr. Jarrell complimented and expressed his appreciation to Mr. Nuttall and all city staff for the good work during the groundbreaking ceremony. There were no further comments or questions from the Commission at this time.

Ms. Warner moved to recommend to the City Council that the existing structure be preserved. Mr. Jarrell seconded the motion and the motion carried unanimously. No further action was taken.

Status of the 2018-2023 Central Business District Redevelopment Plan and Discussion of Potential Downtown Community Development Plan

Mr. Nuttall gave a brief update on the 2018-2023 Central Business District Redevelopment Plan. He stated that it is nearing the end of the plan and that the city may need to recap and reevaluate a new CBD plan and also look into the potential for other redevelopment efforts. Regarding the CBD Redevelopment plan, he stated that there were five (5) properties within the plan. He stated that most of these goals within the plan have been achieved. He then stated that the commission and the city will need to now think about what to do when the plan is over. He gave an estimate of approximately 10 to 15 million dollars in investments through the adoption of the plan. He stated that a different type of plan will be likely be a way for the city to proceed. He stated that these plans are outlined and identified in the NC General Statutes. He stated that each type of plan affords the city a different set of tools and options that we don't currently have. He stated that a Downtown Community Development Plan could be presented for review by the end of the year. He mentioned the Acme-McCrary building behind City Hall and the possible need for a public-private partnership in order to have the structure redeveloped. He stated that with a Downtown Community Development Plan, the possibility of these partnerships will be more likely to be achieved. He stated that this likely will be a 5-year plan. There were no questions from the commission regarding this item and no formal action was taken at this time.

Items not on the agenda

The commission discussed the following items not on the agenda:

- Trade Street Improvements Plan.
- Acme-McCrary Mill Building (the potential for different uses and the need for additional parking)
- Mr. Holt gave an update on Electric Vehicle parking spaces at the library.
- Mr. Holt mentioned the potential for a courthouse museum project.
- Mr. Nuttall mentioned that the commission would be off for the summer and that the next meeting would be in September.

There were no further items to discuss at this time.

Adjourn

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

Brad Morton, Secretary
Asheboro Redevelopment Commission