



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: September 4, 2019

RE: Asheboro Redevelopment Commission Regular Meeting

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

AMENDED AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, SEPTEMBER 9, 2019
9:00 AM

- I. Call to order
- II. Approve minutes of last meeting (May 6, 2019)
- III. Status report on Urgent Repair Program
- IV. Status report of projects on the properties list of the 2018-2023 Central Business District Redevelopment Plan
 - a. Randolph County Parcel Identification Number: 7751738346: Acme McCrary Corporation: 170 North Church Street
 - b. Randolph County Parcel Identification Number: 7751738346: Acme McCrary Corporation: 159 North Street
 - c. Randolph County Parcel Identification Number: 7751831174: City of Asheboro: 148 North Street
- V. Code Enforcement update
- VI. Consideration of Commission request for appointment to Land Development Plan Steering Committee
- VII. Items not on the agenda
- VIII. Adjourn

Minutes
Asheboro Redevelopment Commission
May 6, 2019
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 6, 2019, 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
Ann McGlohon
Katie Snuggs
Delilah Warner

Also present were 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. Linda Carter called the meeting to order.

Organizational Items

- a) **Nomination and Election of Redevelopment Commission Chair**
- b) **Nomination and Election of Redevelopment Commission Vice-Chair**
- c) **Appointment of Redevelopment Commission Secretary**

Mr. Jarrell moved to nominate and elect the previous year's Redevelopment Commission Chair, Vice-Chair, as well as appoint the previous year's Secretary for a new term. There were no other nominations made from the commission. Mr. Holt then seconded the motion and the motion carried unanimously. The newly elected and appointed officers are as follows:

- Linda Carter – Chair
- Cynthia Bailey - Vice-Chair
- Bradley Morton - Secretary

Approve minutes of Last Meeting (April 1, 2019)

Ms. Warner moved to approve the April 1, 2019 Regular Redevelopment Commission meeting minutes. Ms. Snuggs seconded the motion and the motion carried unanimously.

Update on Efforts to Incorporate a Non-Profit Organization to Lead Downtown Economic Development through Historic Preservation

Mr. Luck spoke to the commission on the efforts of the Downtown Associate Community (DAC) program and the process of becoming a Main Street Community in July 2020. He stated that the city and the Downtown Business Association (DBA) are working towards non-profit status. He stated that the DBA has been an established association for 10 years and has been hopeful to obtain non-profit status since its inception. He mentioned the idea of a quasi-organization status. Mr. Luck stated that the quasi option would be the best approach, therefore the DBA could serve as the board, and a city employee would act as the downtown manager and liaison between the board and the city. He gave examples of some other main street communities and how they developed their organization status, including Salisbury and Goldsboro.

Ms. Carter asked if funds would be included in the city's upcoming budget. Mr. Luck stated some funds have been allocated already to cover the costs of establishing the board. Ms. Carter also asked if the downtown manager would be an existing employee or if this would be a new position, to which Mr. Luck stated that this would likely be a new employee with a strong promotion and marketing background to fill the position. Ms. Warner mentioned that the city's downtown vision is very innovative. She also asked when the position would be filled, to which Mr. Luck stated that it is possible that the new position would open in the spring of 2020.

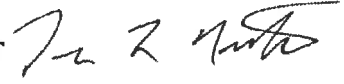
Presentation of Information from Governor Cooper's Proposed Budget of Special Interest to Asheboro

Mr. Luck gave the commission a handout that highlighted the Natural and Economic Resources section of Governor Cooper's recommended 2019-2020 budget. He stated that Asheboro is on the list of locally identified and transformational projects with funds in the amount of \$366,000 being allocated to the renovation of the Asheboro Recreation Center. He encouraged the commission members to reach out to their local representatives in support of the budgeted allocation for Asheboro. Mr. Holt inquired if this was in the House of Representatives budget as well, to which Mr. Luck stated that he will report back with this information at the next regular meeting.

Status Report on Urgent Repair Program

Mr. Luck presented the commission with the following Urgent Repair Program status update:

TO: Asheboro Redevelopment Commission
FROM: Trevor L. Nuttall, Community Development Director
DATE: 5-3-19
RE: Status Report on Urgent Repair Program



The Community Development Division, with assistance from the Commission, has identified 14 eligible applicants for Urgent Repair Program funding. Inspections have been completed on all 14 homes, with bids solicited and received for repairs involving seven of the homes. The average low-responsive bid averaged approximately \$8000 per home, \$800 more than available under the program.

Staff has been working with the city's program consultant to refine project scope and negotiate acceptable terms with contractors to align with program funding. I anticipate this phase to conclude soon and work to begin on the homes this month. I further expect bids to be solicited on the remaining seven homes this month, with work commencing on those homes in June.

Ms. Libbert inquired as to the main types of repairs being achieved with this process. Mr. Evans stated that the main repairs are roofs, electrical, heating and cooling, and flooring. He stated that the Randolph County Essential Single Family Rehabilitation Loan Pool program is still open and available for Randolph County residents, which includes the City of Asheboro. He stated that the urgent repair program applications are closed at this time. He also stated that this year the applicants were doubled from last year's seven (7) repairs completed. Ms. Carter inquired as to how the applicants found out about the urgent repair program, to which Mr. Evans stated that there were city efforts made to advertise the program, including social media and city website advertising. He also stated that there was also a "word of mouth" approach with citizens who knew about the

program, and vocalized the program through their neighborhoods and the community.

Items not on the Agenda

Mr. Evans reported the following items not on the agenda:

- West Pointe Townhome Development, formerly Sunny Day Townhomes, going through preliminary plat approval
- Pemmco addition recently received its Certificate of Occupancy
- Holiday Inn Express plans received for Executive Way location
- New Peruvian restaurant, Pachamama, open at 1222 N Fayetteville Street
- Taco Loco opening soon at the corner of North Street and Sunset Avenue
- 801 West Dixie Drive location has received rumors of development but no official submissions have been received in the Planning Department. Mr. Evans stated that an informal sketch shows a 4,200 square ft. structure with a drive through lane.
- Old Durham Printing location is now being used as part of Mr. Bob Crumley's Hemp Processing Business.
- Dixie Furniture demolition cleanup efforts are still under way and it is a slow process.

Ms. Libbert inquired on the Acme McCrary building on North Street, asking if there were any plans for renovating it. Mr. Luck stated that there have been meetings with potential developers to come up with a solution for the structure. He stated that the main focus on the most recent strategy was for dwelling units and if possible a retail and office component. He stated that parking has been the overall concern with each developer. Mr. Jarrell stated that living units which are for all income levels will be a positive.

Mr. Holt mentioned a couple of power outages in the area, cutting power out of the main restaurants on Fayetteville Street and Dixie Drive.

Mr. Holt also mentioned a ribbon cutting ceremony taking place at 4:00 p.m. for the Randolph Public Library's mobile library, which is a former emergency vehicle.

Adjourn

Hearing no further business, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission