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MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: October 1, 2026

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 5, 2026,** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, OCTOBER 5, 2026
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

I. Call to order

II. Approval of minutes from the meetings held on the following dates:

a. June 1, 2026 (Special Meeting)

b. September 8, 2026 (Regular Meeting)

III. Guest Speaker, Tawanna Williams, Transportation Director of Regional Coordinated Area Transportation Services (RCATS), will provide an update on the Go Randolph Transit program.

IV. Consideration of Building Reuse Grant Application from Taylor Callicutt concerning property located at 118 1/2 Sunset Avenue.

V. Downtown Development Manager Addie Corder will present updates on the following items:

a.) Award of $225,000 Rural Downtown Economic Development Grant from the North Carolina Department of Commerce, and Progress Update on Trade Street

b.) Downtown Asheboro Business Boost Program sponsored by the Duke Energy Foundation.

VI. Items not on the agenda.

VII. Adjourn

Minutes
Asheboro Redevelopment Commission
June 1, 2026
9:00 AM

The Asheboro Redevelopment Commission held a special meeting on Monday, June 1, 2026, 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
Ann McGlohon
A. Owen George, III
David Jarrell
Katie Snuggs

Members Absent:
Ryan Terry
Gene Isom

Also present were John Evans, Community Development Division Director; Tom Carruthers, City Attorney; Nate Marsh, Grant Writer; Addie Corder, Downtown Development Director; and Jamie Wilkins, Planning Technician

Call to Order
Mr. Holt called the meeting to order.

Approval of the Minutes of May 4, 2026
Mr. Holt asked the Commission if any changes or corrections needed to be made to the May 4, 2026 regular meeting minutes. Mr. George pointed out an error in the May 4th, 2026 meeting minutes concerning statements that were made about engine braking. Mr. George pointed out that a discussion had taken place among Ms. Warner, Ms. Snuggs, Ms. McGlohon and himself and was not recorded in the minutes; the members of the Commission had discussed concerns that they had about engine braking in their own neighborhoods. Mr. George added that it is not his intention to put an ordinance into place; rather, he intends to continue further discussion on the matter of engine braking. The secretary made a note of these corrections and will have them corrected before the next regular meeting. Mr. Holt asked if there was a motion to adopt the May 4th meeting minutes with corrections. Mr. Jarrell motioned, and Ms. Warner seconded. All were in favor of adopting the May 4th meeting minutes with corrections.

Consideration of Building Reuse Grant Application from Neal Griffin Concerning Property Located at 129 Sunset Avenue

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Nate Marsh presented an application submitted by Neal Griffin, III, owner of 129 Sunset Avenue in Asheboro. Mr. Griffin has applied for the building reuse grant to cover some of the expenses of repairing the upstairs space of his commercial property. Mr. Marsh stated that staff recommends approval because the project would activate unused space. The project would take approximately 120 days, and the city will award up to $25,000 in grant funds. Mr. Griffin would like the project to be done before September 1st so that the current tenant, Amy Barney of Collective Interiors, can make use of the upper floor of the building. The tenant has been a business within downtown Asheboro for over 10 years and has recently moved into the 129 Sunset Avenue building. Ms. Barney is currently occupying the ground floor of the building and would like to sign a second lease to utilize the upstairs space for her business. The unfinished upstairs space has been out of commission for many years due to poor conditions and is not suitable for a tenant. The upstairs area lacks drywall and sheetrock and does not have heating or air conditioning. Additionally, rainwater leaks from the nine 40-year-old windows that face Bicentennial Park, and some plumbing needs to be replaced. Ms. Barney then gave some additional information to the Redevelopment Commission. She explained how her business is conducted on the ground floor, including the display of furniture and art for customers to view. She then explained that she would like to utilize the upstairs space for the design, presentation, and consultation portion of her business. She added that occupying the upstairs space would allow her to hire a team of people, which she is excited about. Mr. Marsh stated that readying the upstairs space would include the installation of an HVAC system. To install a new HVAC system, a new electrical service subpanel will be needed. The leaking windows will be replaced. In addition, the back entrance to the property and the stairwell to the upstairs space are over 50 years old and are dilapidated and unsafe; therefore, this issue will need to be addressed prior to a tenant occupying the upstairs space. Mr. Griffin would also like to enlarge the street-facing upstairs window so that pedestrians can see into the space from the street. Enlarging the upstairs front window would allow for Ms. Barney to display and advertise her work to people that pass by the building. Mr. Marsh went on to list the quotes provided by Mr. Griffin, totaling $89,500; the city would match up to $25,000 of the costs. With the incentive, the property owner, tenant, and city will benefit from a new studio that will attract design clients to the downtown area. In addition, the vacant floor would become a taxable space and the modern façade would improve the streetscape. Mr. Marsh told the Commission that staff recommends approval. Mr. George asked Ms. Barney if her business is open on Saturdays; Amy responded that the retail portion of her business is currently open downstairs on Tuesday through Friday and on Saturdays. Ms. Barney said that the upstairs portion of the business may be by appointment only. She said that she feels that a showroom for interior home improvements would be an asset to the city. Mr. George agreed and added that Mr. Griffin has given a lot back to the city through the rotary foundation and that he is generous with his money. Mr. George feels that the $25,000 grant would be a great use of tax dollars. Mr. Griffin added that the property is the historic suit sewing and design business,

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and that the upstairs portion was never finished. Mr. Griffin feels that Amy will bring back functionality to the upstairs area and will restore some creativity to downtown Asheboro. Mr. Marsh asked if the Commission had any questions; there were no questions for Mr. Marsh. Mr. Jarrell made a motion to recommend approval of the grant application to City Council. Ms. Warner seconded, and all were in favor.

Downtown Development Manager Addie Corder will Present Information Concerning Historic Walking Signs

Ms. Corder presented on the possible addition of historic walking signs to downtown Asheboro. The Downtown Asheboro Board's proposal is to install signs at historic spots in the downtown area for pedestrians to engage with. One goal is to improve pedestrian mobility, connectivity and walkability. The inspiration comes from downtown Sylva. The Board is hoping to implement the historic walking signs in Asheboro within the next five years. The walking signs would be the main focus of a self-guided tour and would prompt pedestrians to walk in order to locate the informational signs throughout downtown. There would possibly be a guided walking tour in the future. Ms. Corder added that Karen Garner, the owner of The Little Mustard Seed in downtown Asheboro, who is a member of a Woodman Life chapter, mentioned that the chapter has some funds that need to be spent. Ms. Garner said that her Woodman Life chapter is wanting to fund community projects; Ms. Corder had asked Ms. Garner if the chapter would be interested in funding the historic walking signs project, and Ms. Garner expressed that her chapter is interested. The Downtown Asheboro Board held a meeting to discuss the details of the project, including what materials the signs may be made of. Each sign will be placed on an outside wall of their respective building. Cast aluminum is a material that is being considered for the signs, as it is cheap and available. A formal approach is desired, with a photo and a description of the historic property featured on each sign. The building history and the location of the building will be included on the signs. The goal is to start with twenty signs Downtown. Maps and brochures will be provided to pedestrians for self-guided tours. The Downtown Asheboro Board wants to add more signs every year. Ms. Corder said that the next step for the program is figuring out which properties will be the first twenty to have signs installed. This step requires the permission of the owners of the properties. Ms. Corder then asked if the Commission had any questions. Mr. George asked if cast aluminum signs can physically display photos. Ms. Corder said yes, cast aluminum is able to showcase photos on its façade. Additionally, The Trophy Shop in Asheboro has given quotes for the creation of the signs. Mr. Holt added that each building has a lot of history, and that this information should be shared with the public as a service. This is a way to provide history to the public without having to go through a lengthy process. Ms. Corder added that she would like for there to be QR codes on each sign; when scanned, these QR codes would link a person to additional sources, such as the Randolph Room. Mr. George asked how much the signs may cost. Ms. Corder said that the cost is $600 per sign for cast aluminum, and there is a discount with a bulk order. Ms. Corder added that the

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Woodman Life Chapter would be providing the funds. Mr. Holt asked how the first twenty will be picked. Ms. Corder said that the Board will have a committee to discuss which properties will be picked first. Ms. Snuggs asked what the signs would look like. Ms. Corder said that the signs will be 8" by 10" and will be installed on the side of each historic building. Mr. George asked if it was possible that the property owners or someone else may be interested in funding the signs. Ms. Corder said that she has received some feedback from one property owner who expressed interest in cost-sharing for the project. Mr. Holt added that maybe property owners who are not chosen among the first twenty properties will want their properties included after seeing the public's interest in the signs. Mr. George said that maybe this could be a program that other organizations would want to help fund.

Items Not on the Agenda:

Mr. Evans said that the Comprehensive Planning Process will be kicked off this summer, a 12 month process and the commission will be included in updates. Mr. Marsh said that there are no active applications for a July special meeting. Mr. Holt said that the City's public information officer could promote the grant program to increase interest. Mr. Marsh said that it may be a good idea to include success stories as promotion for the program. Ms. McGlohon asked what is happening to The Carolina Taproom. Ms. Corder said that a new business, The Corner Joint, has taken over the spot and will be opening soon. Mr. George asked if the Corner Joint will have food and live music. Ms. Corder said that they will not have food but may have live music at some point. Ms. Snuggs asked about the American 250 celebration and how the city will be participating. Ms. Corder said that at the end of June and up to the July 4th weekend there will be a film festival to showcase free movies. In addition, there will be fireworks at the Zookeeper's baseball game, and there is a decent budget for fireworks this year. Ms. Corder said that the library has done some genealogy tracing for the public so that participants can trace ancestors back to the Revolutionary War. Mr. Holt added that across from the Randolph County courthouse, four large monuments will be installed for the Charters of Freedom. These will be permanent brass displays of important American documents such as the Constitution and the Declaration of Independence.

Adjourn

Mr. Holt asked if there was a motion to adjourn the meeting. Ms. Warner motioned to adjourn the meeting, and Ms. Snuggs seconded. All were in favor.

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission

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Minutes
Asheboro Redevelopment Commission
September 8, 2026
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, September 7, 2026, 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
Ann McGlohon
A. Owen George, III
David Jarrell

Members Absent:
Delilah Warner, Vice Chair
Gene Isom
Katie Snuggs
Ryan Terry

Also present were John Evans, Community Development Division Director; Trevor Nuttall, Assistant City Manager; and Jamie Wilkins, Planning Technician

Call to Order
Mr. Holt called the meeting to order.

Approval of minutes from the special meeting held on June 1, 2026
Due to no quorum, the minutes from the June 1, 2026 special meeting could not be approved. However, Mr. George noted that there were instances in the minutes when his name had been recorded incorrectly. Mr. Holt noted that a motion was missing from the approval of the May 4th meeting minutes. The secretary made note to correct these issues before the next Redevelopment Commission meeting.

Update on the David and Pauline Jarrell Center City Garden Project
Mr. Nuttall updated the commission on the Jarrell Center City Garden project. He said that the contract with the builder would conclude at the beginning of October, and the city was hoping to have a ribbon-cutting event in Fall 2026. He said that is still some construction taking place at the garden, and that the boardwalk and fencing have been the most complex parts of the construction. Mr. Nuttall said that the concrete is complete, including the sidewalks. Installation of the brick pavers has started. The foundations for the boardwalk have been completed. Mack Summey of Summey Engineering had donated his time and work to the garden project, and Duke Energy has made a donation for the play area. Brick masons will be onsite soon to construct the fountain housing. The

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pergola, the electrical pads and lighting, and landscaping will be installed in the next 30 days. The city is currently waiting on details on a custom plaza entry gate that will be constructed. The solid, opaque fence will be installed around the perimeter of the garden. Some issues with construction of the garden include ongoing extreme heat and erosion of the drainage ditch stream bed. Stones will be placed in the stream bed to help with erosion. Mr. George asked where the pavers will be installed. Mr. Nuttall said that the pavers will be placed around the fountain. Mr. George asked if the original plan was to install concrete sidewalks. Mr. Nuttall said that concrete sidewalks are what were ultimately approved.

Updates on long-term planning activities, including the Randolph County Comprehensive Transportation Plan Workshop results and the Asheboro Comprehensive Plan

Mr. Evans said that there was a recent workshop for the Randolph County Comprehensive Transportation Plan, and that another workshop will be taking place this week. The initiative has been going on for the last year and a half. The city's last Transportation Comprehensive Plan was 2014, and Randolph County's last plan was 2012. The city's transportation plan is merged with the County's transportation plan. The proposal includes highway, transit, pedestrian and bicycle projects. If projects are included in the city and county's transportation plan by the time that the state adopts their transportation improvement initiative, the city's projects will be more likely to receive grants from the state for those projects. Proposed highway projects include: widening I-73/74; a rough plan for a long-term project to improve safety issues at an interchange from West Salisbury Street and Sunset Avenue onto the interstate; making better use of service roads by improving connectivity; upgrading some roadways to modern standards; and widening of Highway 64 out to the Uwharrie River. Mr. Nuttall asked about a portion of Crestview Church Road and how it is shown on the plan's map; he wanted to confirm that the portion of Crestview Church Road is being labeled as an extension or connection. Mr. Evans said that it is shown as a connection, as it is planned to be. Mr. Holt mentioned that Cox Street and South Fayetteville Street are already congested, so improvements to the southeastern quadrant of city roads will help. Mr. Evans said that South Cox Street bike and pedestrian facilities are planned to be updated. Mr. Holt asked about the status of a project at the Dublin Road and Highway 42 intersection. Mr. Evans said that work is moving slowly with utility work being the time-consuming part of the process. Mr. George asked about the YMCA intersection sidewalks. Mr. Nuttall said that resurfacing of the road had been done, and sidewalks are planned but have not been installed yet. Mr. Nuttall explained that the state requires the city to relocate utilities, which has delayed the project. Mr. Evans said that the on-demand transit system, Randolph Go, may be improved with additional routes. Mr. George asked if the Redevelopment Commission could hear an update about the success of Randolph Go. Mr. Nuttall said that he is hoping that Tawanna Williams will give the commission an update sometime soon. The ridership of the service has grown since launch. NCDOT funded the project for three years, and the city will

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have to decide whether to continue the service after those three years. Mr. Holt said that generating awareness of the service is paramount in keeping it going. Mr. Evans showed the online transportation improvement survey to the commission. He explained that there was wide participation in the workshop. There was a discussion about the dangerous left merge lane on the interstate from West Salisbury and Sunset Avenue. Mr. Nuttall said that improvement of the merge lane would substantially disrupt traffic and that the project will likely be expensive. Mr. George remarked on how dangerous the merge lane is and that additional signage may help. Mr. Nuttall said that additional signage could be brought up to NCDOT.

Mr. Evans updated the commission on the progress of the Asheboro Comprehensive Plan. Kimley Horn has been selected as the consultant. In the next eight or nine months, a theme or brand will be generated for the plan. Additionally, the boundaries of the Land Development Plan will be examined. There will be a review of data, including demographics. The Asheboro Comprehensive Plan will consist of five tasks. Task One will include the kickoff event on September 23. Task Two will consist of meetings and community engagement. In the coming months, there will be online surveys, discussions with stakeholders, a community open house, a joint Planning Board and City Council meeting, and pop-up events will take place around Christmas. Task Three will be to organize all the information gathered in Task Two. Task Four will be the main portion of the process, including inputting the data gathered. Transportation and mobility, water/wastewater utilities, community safety, and parks and recreation will all be included in the Asheboro Comprehensive Plan. Task Five will tie everything together and should take place in late Spring 2027. Mr. Nuttall said that the Asheboro Comprehensive Plan will be a huge undertaking and will decide on the fate of future proposed projects, and he hopes that the Commission will participate in the plan. Mr. George asked if the current city manager has encouraged the recent improvements of sidewalks. Mr. Nuttall said that the current city manager has refocused on some priorities, including improving sidewalks.

General development updates

Mr. Evans briefed the commission on some development updates. These updates included several large commercial projects: What-A-Burger, Seven Brew Coffee, Chicken Salad Chick, Hotel Townplace Suites, the expansion of the James River John Deere dealership with a new city pump station being installed for that property, expansion of parking for additional employment at the Environmental Air Systems manufacturer, Memorial Square Apartments, Arlington Square Apartments, Macy's Meadow Planned Unit Development, and the expansion of the Crossroad Mobile Home Park. Mr. Holt asked about the Townplace Suites and if it is operated by Marriott. Mr. Evans said he believes that Marriott owns the Townplace Suites brand. Mr. Holt asked what the under review status means versus the permitted status. Mr. Evans said under review means that plans are currently being looked at by staff before permits can be issued. Mr. George asked about the status of the former McCrary building

residential project. Mr. Nuttall said that the owner and their representatives are working with Norfolk Southern Railroad to provide space for parking. The developer is committed to the project but the progress with Norfolk Southern Railroad is slow. The railroad has been responsive, but a pending merger with Pacific Railroad may slow progress. Mr. Holt asked about the Trade Street project. Mr. Nuttall said that the city is currently offering a program to help property owners prepare for underground power in anticipation of the Trade Street Project.

Items not on the agenda

Mr. Nuttall gave an update on the small business incentive. He said that City Council has approved the Brad Ivey Small Business Incentive application and the Neil Griffin Small Business Incentive application. Mr. Jarrell asked what can be done about the garbage cans that are sitting out on Cranford Street. Mr. Nuttall said that it is a code violation and that the city has issued violations for some of those property owners.

Adjourn

The meeting was adjourned.

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission

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Small Business Investment Incentive Program

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SMALL BUSINESS INVESTMENT INCENTIVES PROGRAM

At the City of Asheboro, we believe that small businesses are the cornerstone of our community. Small businesses help strengthen our economy and what our city has to offer its citizens, enriching the lives of business owners and residents alike. We also understand that small business owners face many challenges getting their businesses off the ground. The City desires to increase the population, taxable property, employment, and business prospects of the City as well as encourage new and expanded business within the City.

The City has created incentive programs for this purpose which are intended for those businesses who are unable to access assistance from other programs. These programs are available for small business owners investing in Asheboro. Please note that awards are subject to availability of funds AND contingent upon an appropriation by City Council for the project.

Applicants are encouraged to apply for any program to which you may qualify. Applications will be evaluated as they are received and evaluated based on program requirements and the City's best interest. Funding decisions will be made by the City Council in consultation with the Asheboro Redevelopment Commission

Available Programs

1) Local Jobs Creation Incentive– $2,000 per net new eligible job, up to 15 jobs

Employers that commit to creating and maintaining at least five new permanent positions within the city with competitive wages (at or above 90% of the Randolph County annual average) may be eligible to receive up to $2,000 per verified new full-time job. This program is intended to increase employment and the business environment of the City.

2) Building Reuse/Renovation Incentive– 50/50 match, up to $25,000

Property owners, or tenants with the owner's permission, that commit to permanently improving certain commercial or industrial buildings within Asheboro may be eligible to receive reimbursement of up to 50% eligible costs up to a maximum of $25,000. This program is intended to increase the taxable property and improve the business environment of the City.

Application Process

The City expects that the entire application process (from initial consultation through executed incentive agreement) will take approximately 120 days.

1. **Pre-Application Consultation (recommended)**
   - **Before** applying for any available program, the City recommends that the applicant consult with the Chamber of Commerce, Downtown Asheboro Inc., and Randolph County Economic Development Corporation. This will ensure that the investment being contemplated generally aligns with the purpose of the program.

2. **Fill out and Submit Application**
   - Interested parties should review information about each incentive program to ensure understanding of eligibilities, restrictions, and terms.
   - Completed Applications should be submitted to Nate Marsh, City of Asheboro Grants Writer and program liaison at nmasrsh@ci.asheboro.nc.us.

3. **Application Review**
   - The Redevelopment Commission will review applications and consult with the Chamber of Commerce, Downtown Asheboro Inc., and Randolph County Economic Development Corporation as needed.
   - The Redevelopment Commission will prepare a recommendation to the City Council as to funding. This recommendation will be based on:
     i. Alignment with program purpose
     ii. Readiness to perform
     iii. Community impact

4. **City Council Hearing and Decision**
   - Upon the Redevelopment Commissions recommendation, the City Council will hold a public hearing and determine whether to approve the incentive award.
   - Applicants are encouraged to attend the public hearing and Council meeting.

5. **Incentive Agreement**
   - If the City Council approves the award, the City will execute an Agreement with the applicant
   - This agreement will outline the period of performance and all the requirements necessary for the applicant to receive the award.

6. **Closeout and Incentive Award**
   - Following completion of the incentive program requirements or at the end of the period of performance, the applicant may submit evidence of satisfaction of requirements to the City and requests disbursement of funds.
   - The City will confirm the activities meet the conditions of the incentive and will arrange for disbursement of the funds.

LOCAL JOBS CREATION INCENTIVE

Overview

The City of Asheboro has created the Local Jobs Creation Incentive to provide up to $2000 per eligible job to support the development of an economic environment that attracts or encourages new investment, creates new jobs and encourage business owners to create new opportunities for employment in the City.

Applicants with the following categories of business are specifically encouraged to apply:

- Advanced Manufacturing
- Professional Services
- Data Processing
- Wholesale Trade
- Retail
- Medical
- Non-Franchise Restaurants
- Technology Companies
- Grocers
- Medical

Applications are reviewed on an ongoing basis. Awards are based on the availability of funds and meeting the programs requirements. Jobs created prior to approval of an application are not eligible for this program.

The Incentive

Business located, or that intend to locate, within Asheboro and that intend to create at least 5 full-time jobs over the following 18 months may receive up to $2000 per eligible job, up to $30,000.

The program is performance-based: no incentive payments will be issued until the new jobs exist and are documented.

For the purposes of this incentive program, full-time employment means one person working at least 30 hours per week, receiving pay at 90% or above the Randolph County annual average, whose wages are subject to tax withholding, and who is employed in a permanent position. Applicants must commit to creating and maintain the newly created jobs for at least 6 consecutive months.

Businesses relocating from within Randolph County, but outside Asheboro, may only be eligible for the creation of new jobs.

Eligible Applicants

Business located, or that intend to locate, within Asheboro and that intend to create at least 5 full-time jobs over the following 18 months

Program Requirements

- Remain in good standing on taxes, licenses, utility payments, and code requirements
- If an existing business, establish a baseline employment number using the most recent Quarterly Tax and Wage Report (Form NCUI 101)
- Create 5 new full-time jobs within 18 months from the date of the incentive agreement.
- Maintain baseline employment plus the new, full-time jobs concurrently for at least 6 consecutive months.
    - The number of new jobs will be verified by reviewing two consecutive quarterly NCUI 101 reports.

Period of Performance

- Applicants will have 18 months to establish eligible jobs and have them filled for a period of at least 6 months.

- At the end of the period of performance, the applicant may request an incentive payment for each of the created jobs. The City will then verify that the jobs were created and maintained in accordance with the incentive agreement.

- If fewer than 100% of the anticipated new full-time jobs have been filled for 6 months by the end of the allotted time, the business may request an extension to the period of performance or may seek payment for any eligible jobs, provided at least 5 jobs were created. For example, if an applicant expected to create 10 jobs but created only 5 during the performance period the applicant could request payment for those 5 jobs.

CITY OF ASHEBORO BUILDING REUSE/RENOVATION INCENTIVE

Overview

The City of Asheboro has established the building reuse/renovation incentive program to offer an incentive that stimulates investment, encourages property and business owners to make improvements to their building(s), and supports a vibrant commercial and industrial sector. Improvement of buildings within Asheboro promotes economic growth by attracting and retaining residents and businesses, creating jobs, and reducing the deterioration of properties and thereby increasing property values.

Applications are reviewed on an ongoing basis. Awards are based on the availability of funds and meeting the programs requirements. Work done prior to approval of an application is not eligible for reimbursement.

Projects that improve a property's appearance and lead to occupancy or increased building utilization will be prioritized as will applicants who are not otherwise eligible for assistance from other programs.

The Incentive

The City will reimburse up to 50% of eligible expenses (up to $25,000) for eligible project costs following project completion. Only work completed after the award of an incentive will be eligible for reimbursement.

Reimbursement for eligible project costs will occur only after improvements are completed, eligible costs are incurred and paid for by the applicant, and all required code inspections have been completed permitting occupancy of the improved space.

Eligible Properties

Properties within Asheboro's city limits that 1) have been vacant for at least three months, or 2) are occupied but underutilized. The City may give preference to projects proposing to improve vacant eligible properties.

Applicant must be the legal owner or authorized by the legal owner and be in good financial standing with the city and county (no back taxes, utility fees, or civil penalties).

Eligible Activities

Eligible costs include, but are not limited to:

- Window and door replacement
- Repairs to facades visible from public streets

- Site work that improves aesthetics or functionality, including fencing, landscaping, and paving
- Demolition of blighted buildings/structures
    - Demolition incentive payments are issued upon completion of demolition and site stabilization.
- Roof repairs, HVAC, plumbing, accessibility modifications, electrical systems, and other building code compliance
- Fire suppression improvements

Note: projects within the Downtown Historic District must comply with relevant historic preservation goals.

Ineligible Uses and Expenses

The following are **ineligible** uses: short-term rentals, religious organizations, not-for-profits/civic organizations, discriminatory organizations, political activities, and adult businesses.

Funds **cannot** be used for:

- building purchase
- design or engineering costs
- permit fees
- surveys
- legal fees
- machinery & equipment
- cranes
- security
- telephone or computer hardware and software
- solar panels
- business signage
- purely cosmetic changes such as painting
- to remedy existing violations of law

Period of Performance

Applicants will have 18 months from the date of the incentive agreement to complete the building improvements and request reimbursement for eligible costs. The City will then verify that the project was completed in accordance with the incentive agreement and properly permitted and inspected.

Applicants may request an extension to the period of performance prior to its expiration

SMALL BUSINESS INCENTIVE PRE-APPLICATION

Completed Pre-Applications should be submitted to Nate Marsh, City of Asheboro Grants Writer and program liaison at nmasrsh@ci.asheboro.nc.us.
Applicants will be contacted following review and consultation with program partners.

The City of Asheboro offers the following incentive programs:

1) Local Jobs Creation Incentive– $2,000 per net new full-time job, up to 15 jobs

Employers located within the City that commit to creating and maintaining at least five new permanent positions with competitive wages (90% or above the Randolph County annual average) within the City may be eligible to receive up to $2,000 per verified new full-time job. This program is intended to increase employment and the business environment of the City.

2) Building Reuse/Renovation Incentive– 50/50 match, up to $25,000

Property owners, or tenants with the owner's permission, that commit to permanently improving certain commercial or industrial buildings within Asheboro may be eligible to receive reimbursement of up to 50% eligible costs up to a maximum of $25,000. This program is intended to increase the taxable property and business environment of the City.

Please indicate which incentive program(s) you would like to apply to and fill in the basic information about your project below:

☐ Local Jobs Creation Incentive ☒ Building Reuse/Renovation Incentive

Business/Project Name: _____

Business/ Project Address: 118 1/2 Sunset Ave. Asheboro, NC 27203

Please provide a brief description of the project:

Applicant Name: Haney's Holding Company, LLC

Property Owner Name (if different from Applicant): _____

Mailing Address (if different from above): P.O. Box 4367 Asheboro, NC 27204

Email: Taylor@parttimeattorney.net **Phone:** (336)953-4661

Parcel/Tax ID: 7751820758 **Federal Tax ID number:** 88-3472977

Applicant Signature: _____ **Date:** 9-15-26

Property Owner Signature (if applicable): _____ **Date:** _____

LOCAL JOBS CREATION INCENTIVE APPLICATION

Completed Applications should be submitted to Nate Marsh, City of Asheboro Grants Writer and program liaison at nmasrsh@ci.asheboro.nc.us. Applicants will be contacted following review and consultation with program partners.

Business/Project Name: _____

Business/ Project Address: _____

Business Category: _____

Baseline Employment Numbers (if existing business): _____
Please attach your most recent NCUI 101 report (redact SSNs).

Total Number of Jobs to be Created: _____
For Randolph County businesses proposing to relocate, only net new jobs may be counted.

Expected category of worker of new employees: _____

Expected wage of new employees:

_____

Expected time by when jobs will be created and filled: _____

Real/Personal Property Investment Amount: _____

I certify that all information included with the application is true and correct and agree to adhere to any conditions stated herein in addition to all city ordinances and the laws of the State of North Carolina regarding this work.

_____ _____

Signature **Date**

BUILDING REUSE/ RENOVATION INCENTIVE APPLICATION

Completed Applications should be submitted to Nate Marsh, City of Asheboro Grants Writer and program liaison at nmasrsh@ci.asheboro.nc.us. Applicants will be contacted following review and consultation with program partners.

Address of Project: 118 1/2 Sunset Ave. Asheboro, NC 27203

Business Name: Haney's Holding Company, LLC

Business Owner's Name: Taylor B. Callicutt / Jeremy E. McNeill

Property Owner's Name (if different from above): _____

Telephone Number: (336) 953-4661 **Email:** Taylor@parttimeattorney.net

Briefly describe proposed improvements and building use: See attached.

Please attach drawing or sketch/renderings of proposed renovations, specifically identifying building material changes for each detail of the building (if applicable), along with photos of the areas of the building to be renovated.
Note: Projects within the Downtown Historic District must follow relevant historic preservation requirements.

Estimate Total Amount of Project: $21,900.00 – $23,000.00

Provide a copy of any detailed quotes or estimates for the project and any contractor's contact information.

Estimated date of Project Completion: November 1, 2026

Reimbursement Amount Request: $10,950.00 – $11,500.00

I certify that all information included with the application is true and correct and agree to adhere to any conditions stated herein in addition to all city ordinances and the laws of the State of North Carolina regarding this work.

J B Callicutt — **Signature of Applicant** — 9-15-26 — **Date**

_____ — **Signature of Property Owner (if different)** — _____ — **Date**

HANEY'S HOLDING COMPANY, LLC

118 ½ SUNSET AVE ASHEBORO, NC

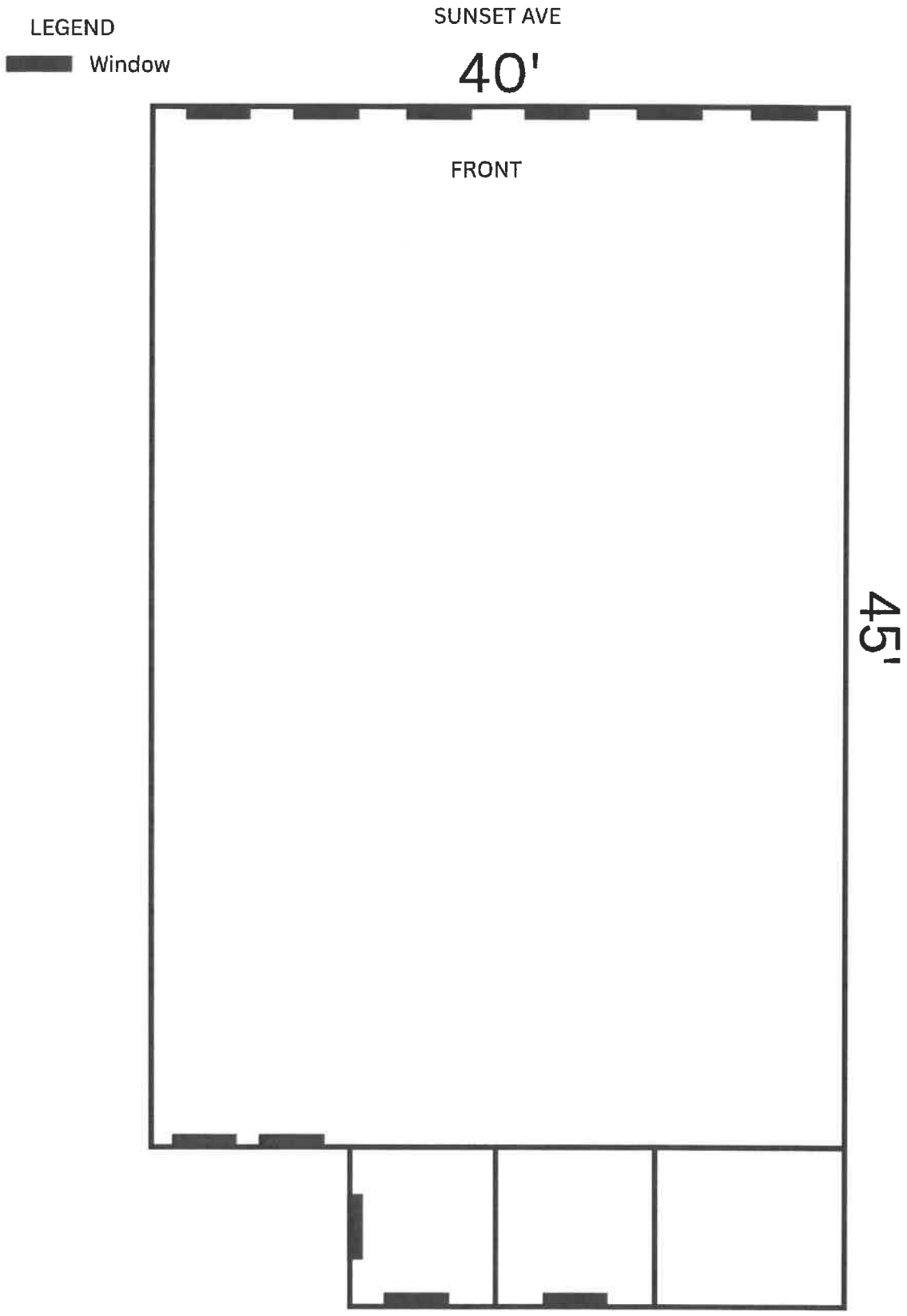
PROPOSED IMPROVEMENTS AND BUILDING USE

PROPOSED IMPROVEMENTS

The proposed improvements involve the renovation of the upstairs portion of an existing commercial building located in downtown Asheboro. The improvements will include the replacement of eleven (11) existing windows with new windows of similar size and configuration. The work is intended to improve the appearance, energy efficiency, and overall condition of the building while maintaining the existing character of the downtown property.

BUILDING USE

The upstairs space will be renovated and offered for lease to a future commercial tenant. The anticipated use of the space is primarily as a yoga studio (The Spiral Yoga Studio). The space may be used for yoga classes, fitness or wellness-related activities, and any associated office/administrative functions. No specialized improvements beyond the proposed replacement of eleven (11) windows and general preparation of the space for future occupancy are currently planned.


LEGEND
Window
SUNSET AVE
40'
FRONT
45'

McNeill & McNeill Development LLC

INVOICE

1213 S Cox St Ste B
Asheboro NC 27203

DATE: 8/26/2026

TO:
Haney's Holding Co LLC
PO Box 4387
Asheboro NC 27204

COMMENTS OR SPECIAL INSTRUCTIONS:
Upstairs only

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Farrah-L106898	118 ½ Sunset				Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Remove all existing windows and replace with a white vinyl replacement window		$23,000
		SUBTOTAL	
		SALES TAX	
		SHIPPING & HANDLING	
		TOTAL DUE	$23,000.0

Make all checks payable to McNeill & McNeill Development LLC

THANK YOU FOR YOUR BUSINESS!

Alex Construction & Remodeling LLC

2630 Merrit Dr

Greensboro NC 27407

INVOICE

8/27/2026

For:

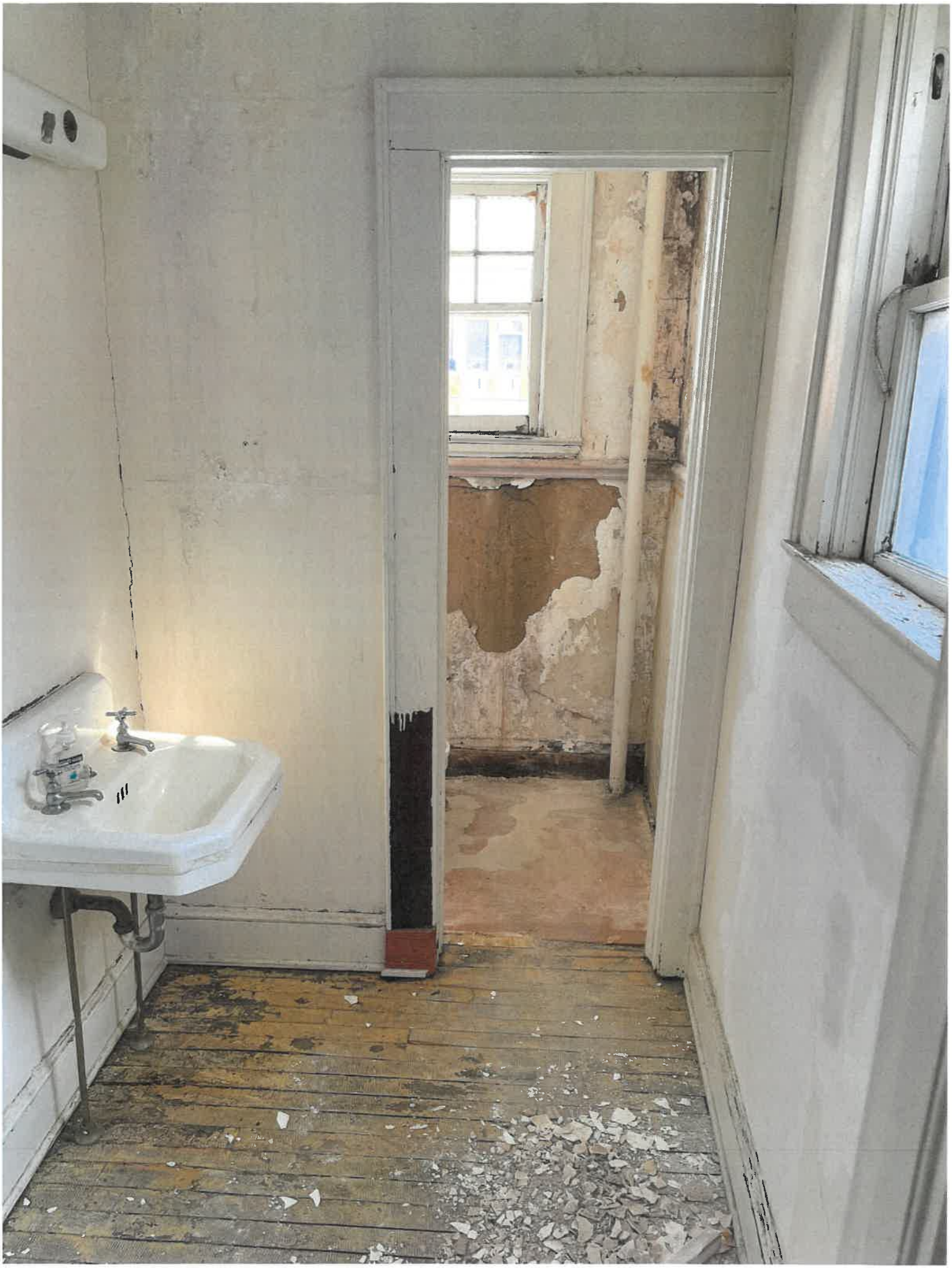
118 ½ Sunset Ave Asheboro NC 27203

- Remove whole old windows from back and front walls, upstairs
- White window with grid and half screen
- Includes permits

Materials and Labor: $21,900

Thank you,

Alex



ALL
PURPOSE