ASHEBORO REDEVELOPMENT COMMISSION SPECIAL MEETING NOTICE
DATE: MONDAY, JUNE 1, 2026

MEETING TIME: 9:00 AM

LOCATION: ASHEBORO CITY HALL
COUNCIL CHAMBERS
146 NORTH CHURCH STREET
ASHEBORO, NORTH CAROLINA 27203

Due to the receipt of a Building Reuse Grant application, and to hear a presentation regarding historic walking signs as detailed below, the Asheboro Redevelopment Commission will hold a Special Meeting at the above time and place. The agenda is as follows:

I. Call to Order

II. Approval of Minutes from May 4, 2026

III. Consideration of Building Reuse Grant Application from Neal Griffin concerning property located at 129 Sunset Avenue.

IV. Downtown Development Manager Addie Corder will present information concerning historic walking signs

V. Items not on the agenda

VI. Adjournment

This special meeting notice has been issued on the 22nd day of May 2026.

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Ross Holt, Chair
Asheboro Redevelopment Commission
City of Asheboro, North Carolina

Minutes
Asheboro Redevelopment Commission
May 4, 2026
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 4, 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
Gene Isom
David Jarrell
Katie Snuggs

Members Absent:
Ryan Terry

Also present were John Evans, Community Development Division Director; Captain Byron Hill, Asheboro Police Department Captain; Tom Carruthers, City Attorney; Trevor Nuttall, Assistant City Manager; Nate Marsh, Grant Writer; Addie Corder, Downtown Development Manager; and Jamie Wilkins, Planning Technician

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

Election of Officers Continued from the April 6, 2026, Meeting
Mr. Holt requested that the election of officers be moved to the top of the agenda. The Commission agreed and commenced with the election. Mr. Holt asked the Commission if they wanted to elect new officials or leave everyone within their current posts, including the secretary. Ms. McGlohon motioned that all officials be re-elected to their current posts and that the secretary stay the same. Ms. Snuggs seconded, and the motion passed unanimously.

Approval of the Minutes of March 2, 2026, and April 6, 2026 Regular Meetings
Mr. Holt asked the Commission if any changes or corrections needed to be made to the March 2, 2026, and April 6, 2026, meeting minutes. Hearing no changes or corrections, Mr. Holt asked if there was a motion to approve the minutes as they stand. Ms. Warner motioned to approve the minutes, and Ms. Snuggs seconded. The motion passed unanimously.

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Consideration of Building Reuse Grant Application from Brad Ivey Concerning Property Located at 118 South Church Street

Nate Marsh presented the first Building Reuse Grant Application submitted to the City. The application was submitted by Brad Ivey and is in reference to his property at 118 South Church Street it is a request for $24,494.50 for the replacement of leaking windows. The property was previously occupied by William Ivey Antiques and is currently not occupied by any tenant. The building is leaking from first and second-floor windows on the western side, making the space unusable by prospective tenants. In addition, there is water damage to the floors, walls and paint below the window openings on the second floor and water is leaking onto the first-floor space. Mr. Ivey has already implemented repairs to the building's roof and has paid for these repairs out of pocket. Mr. Ivey's goal is to replace a total of 12 windows before any prospective tenants move into the building. Mr. Ivey has received quotes for both the replacement and repair options of the historic windows; ideally, the historic windows would be repaired and retained. However, the quotes received by Mr. Ivey find that repairing the windows would be cost-prohibitive. Alamance Glass, Inc. of Burlington, NC has been selected at the lowest bid of $48,989.00. The bid includes the replacement of 12 windows with YKK dark bronze windows. The replacement YKK dark bronze windows would match windows already installed on the North side of the building and on the nearby building at 130 S. Church St. In this case, replacement of the windows would be ideal, as the other economic option would be to cover the windows completely with stucco; this option would not be aesthetically pleasing and would eliminate natural light within the building. Mr. Ivey is asking the Redevelopment Commission to recommend his application to City Council and is asking the city to grant him the incentive of $24,494.50 to help him accomplish his goals. The incentive would make the building weather tight and would allow new tenants to move in without the threat of water damage to their products. Mr. Marsh concluded his presentation by expressing his support for the applicant. He outlined three main reasons for recommending approval of the Building Reuse and Renovation Incentive Award: The award would address an urgent need; The selected bid has been market-tested and is the lowest of three bids; Awarding the incentive to the applicant aligns with the program's purpose. There were no questions for Mr. Marsh following his presentation. Mr. Jarrell motioned to recommend Mr. Ivey's Building Reuse Grant Application for review by the City Council. Ms. McGlohon seconded the motion, and the motion passed unanimously.

Introduction of Captain Byron Hill (Asheboro Police Department) to Share Information and Perspective on Engine Compression Brakes

Mr. Evans introduced Captain Byron Hill to the Commission and gave a definition of engine braking:

> "For the purpose of this standard practice, engine compression brakes are defined as a device primarily on large trucks for the conversion of the engine from an internal combustion engine to an air compressor for the

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purpose of braking without the use of wheel brakes. They are incorrectly referred to as “Jake” brakes (Jacobs ©brake). When not muffled, engine compression braking may cause excessive noise and vibration in violation with Federal Motor Carrier Safety Regulations 40 CFR 2002.10 and North Carolina G.S. 20-128.”

Mr. Evans explained that the Town of Ramseur has implemented an ordinance that prohibits engine braking within town limits and that he has spoken with officials there (Town Attorney and Town Clerk) regarding their ordinance creation process. Ramseur has seen some positive results since creating their engine braking ordinance and there have been fewer complaints received regarding engine braking, noting that education efforts were helpful in reducing those complaints. Captain Hill continued the presentation by explaining how the city police may enforce a similar ordinance within Asheboro city limits. He explained that he has not received many complaints regarding engine braking, and he foresees that enforcing the practice’s use within the city may be challenging. Captain Hill said that he had spoken with a former semi-truck driver about the necessity of engine braking and discovered that the practice is sometimes used by truck drivers to save fuel and to reduce wear on wheel brakes. Captain Hill questioned whether engine braking is necessary within city limits or if truck drivers are using the practice for saving on fuel and maintenance rather than for safety reasons. Captain Hill said that it would be difficult to determine if a driver is using engine braking appropriately within city limits. He added that an ordinance, signs, and a public interest could help with discouraging unnecessary engine braking.

Following Captain Hill’s presentation, Mr. George stated that he had originally brought up the issue of engine braking at a previous Redevelopment Commission meeting, and that he was determined to see an ordinance be put in place for the issue. He declared his intent to encourage the City Council to support the creation of an ordinance to prohibit engine braking within city limits.

Items not on the agenda:

Mr. Evans mentioned that the Commission may need to meet during the usual summer break to review applications for the Building Reuse Grant incentive. Mr. Evans said that the Commission should consider choosing some dates for the special meetings. Mr. Holt and Mr. Evans discussed June 1st as a possible special meeting date; a more definite date is to be decided at a later time, based on applicant and commission members’ availability. Mr. Evans indicated that if the need arose, efforts would be made to give the Commission adequate advance notice of the meeting.

Mr. Holt asked why the property across from Walker Shoes is currently being cleared. Mr. Evans answered that there have been no plans for that property

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submitted to the Planning Department yet; the intent for the property is currently unknown to the city.

Ms. Warner asked about the progress on the Center City Garden. Mr. Nuttall said that the contractor is on a 240-day construction schedule and should be commencing soon.

Mr. Goerge asked if the Angel Schwartz property has been or may be acquired by the city to add to the garden property. Mr. Nuttall said that no, Ms. Schwartz was not interested in selling her property to the city.

Ms. Warner asked about the status of the Trade Street project. Mr. Nuttall said that the city is waiting on property owners along Trade Street to perform advance work in order to prepare their properties for underground power; this must be done before the project is started.

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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