



MEMO

To: Asheboro Redevelopment Commission
From: John N. Ogburn, III, City Manager
Date: April 30, 2015
RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, May 4, 2015, at 9:00 a.m.** at City Hall, in the Council Chambers located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, May 4, 2015
9:00 AM

- I. Call To Order
- II. Approve Minutes of Last Meeting (April 6, 2015)
- III. Discussion on Redevelopment Commission Vacancy
- IV. Report on Urban Repair Program (URP15) Grant
- V. Report on Community Workshops Regarding the
Land Development Plan Update
- VI. Items Not on the Agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
April 6, 2015
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, April 6, 2015, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

Linda Carter, Chair
Tommy Lemonds
Ann McGlohon
Katie Snuggs
Roger Spoon

Members Absent:

Cynthia Bailey, Vice Chair
David Jarrell

Also present were Leigh Anna Johnson, Public Information Officer; Justin Luck, Zoning Administrator/Planner; Brad Morton, Planning Technician/Deputy City Clerk.

No citizens were present at this time.

Ms. Linda Carter called the meeting to order.

Approval of Minutes

Ms. Ann McGlohon made a motion to approve the March 2, 2015 regular meeting minutes. Ms. Katie Snuggs seconded the motion and the motion carried unanimously.

Discussion of Land Development Plan Update Status

Mr. Luck presented the Commission with a schedule of the Land Development Plan (LDP) update. He stated that the next step for the map updates would be focused neighborhood meetings. He showed a map of two (2) areas in which the meetings would be held. He stated that over 1200 mailers have been sent out for the meetings and hoped to have a good turnout. Ms. Carter stated she was glad that city staff was taking a proactive approach on the update.

Report on 2015 Great Main Street Award

Mr. Luck also reported on the newest recognition given to the city. He spoke on the Great Main Street award, which is given by the North Carolina Chapter of the American Planning Association (NCAPA) every year. He stated that we were placed in the "Professional's" category. He stated that Asheboro was recognized at Town Hall Day earlier in March and that the NCAPA would be in the city for a presentation of the award at a later date. He also mentioned that Asheboro would be recognized at the NCAPA national conference and that Mr. Trevor Nuttall, Community Development Division Director, would be speaking about the City of Asheboro.

Report on 2015 All America City Application Status

Ms. Leigh Anna Johnson gave a presentation on the status of Asheboro regarding the All America City award. She stated that Asheboro is now a finalist for this prestigious award. She explained that the All America City award was a nationally recognized award, given by the National Civic League, and that Asheboro was competing with other municipalities from all over the country. She stated that Asheboro is the only finalist from North Carolina this year. She went over a timeline with the commission and stated that the city and other involved organizations including Asheboro City Schools, and the Boys and Girls Club would be travelling to Denver, Colorado to participate in the event on June 11, 2015. She gave examples of other municipalities that have won the award in past years, highlighting an excellent presentation from Cedar Rapids, Iowa, and stated that she was very excited to be competing this year.

Update on Redevelopment Commission Vacancy

Mr. Luck informed the board that the commission and City Council would receive a list of applications and resumes to fill the current vacancy within the next month. He stated that the commission would make a recommendation of at least two applications to the City Council and the council would select a new member for the commission.

Items Not on the Agenda

Mr. Luck informed the board on Harbor Freight Tools, stating that they have finalized their lease agreement and will be taking up a portion of the building located at 1330 East Dixie Drive. He stated that a new hardware store would be opening at the old Hedgecock Builders Supply building. Ms. Ann McGlohon mentioned a Sunset Theatre concert by the Clef Hangers and said that she saw some people from Greensboro at the event. She stated that they were very impressed with the building and the event. Mr. Luck mentioned the downtown wayfinding signage that has been erected on Dixie Drive. Ms. Johnson mentioned the Downtown Business Association's "Out and About Gathering" every 3rd Friday of

the month from April to October and encouraged everyone to come out and support the event.

Adjournment

There being no further business, Ms. McGlohon made a motion to adjourn the meeting. Ms. Snuggs seconded the motion and the motion was carried, afterward the meeting was adjourned.

Brad Morton, Secretary
Asheboro Redevelopment Commission

DRAFT

11/2/15 (40)

INTEREST FORM FOR SERVICE ON BOARDS AND COMMISSIONS

Name Jonna Libbert

Address 524 Shamrock

Phone 336-629-8357 E-mail j.buseylibbert@gmail.com

You must be at least 18 years of age to serve on a board, commission or authority. Do you meet this requirement? Yes No

Do you live within the City Limits of the City of Asheboro? Yes No

Do you live within the City of Asheboro's Extraterritorial Planning Jurisdiction? Yes No

Indicate board/commission/authority on which you would be interested in serving (check all that apply)
(For information on these groups, visit the City's Web site at www.asheboronc.gov.)

- | | |
|---|--|
| <input type="checkbox"/> Airport Authority | <input checked="" type="checkbox"/> Redevelopment Commission |
| <input type="checkbox"/> Asheboro ABC Board | <input checked="" type="checkbox"/> Retiree Attraction Committee |
| <input checked="" type="checkbox"/> Community Appearance Commission | <input type="checkbox"/> Sports Policy Review Committee |
| <input type="checkbox"/> Planning Board/Board of Adjustment | <input type="checkbox"/> Other: _____ |

Are you interested in serving in any other community volunteer activities? Yes No

If yes, please indicate what types of opportunities you would be interested in or what special skills you may be able to offer:

see resume

Why do you wish to serve the City in this capacity? Even the most perfect community can always improve - I would like to be part of the progress.

Has a formal adjudication or determination of professional misconduct or criminal conduct ever been entered against you in any jurisdiction?

Yes No If yes, explain complete disposition. _____

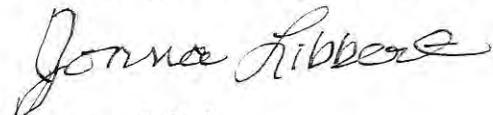
As a proud resident of Asheboro, I would like to be considered for one of the citizen community boards. I have lived all over the United States and in Randolph county for the past 25 years and can honestly say that this community is by far the most diverse and giving place I have encountered.

I have served on the Family Crisis Board , The United Way, and am currently on the Habitat Family Selection Committee and am active in The First Presbyterian Church's personnel committee.

I was employed by the Asheboro City Schools for 5 years and The Randolph Public Library for 18 years . I was assistant dept head of the children's room, on line reference librarian and director of displays as well as handling publicity for several years. I have actively written newspaper columns for 7 different papers in 5 states, my last being a seven year long twice monthly book review article for The Courier.

As a huge cheerleader for Asheboro, I think I would be a positive addition to one of the community volunteer committees.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Jonna Libbert". The signature is written in black ink and is positioned above the printed name.

Jonna Libbert



INTEREST FORM FOR SERVICE ON BOARDS AND COMMISSIONS

Name J. Michael O'Kelley, Jr.

Address 1061 Rockridge Rd, Asheboro NC 27205

Phone 336-465-0087 E-mail michael.okelley@triad.rr.com

You must be at least 18 years of age to serve on a board, commission or authority. Do you meet this requirement? Yes No

Do you live within the City Limits of the City of Asheboro? Yes No

Do you live within the City of Asheboro's Extraterritorial Planning Jurisdiction? Yes No

Indicate board/commission/authority on which you would be interested in serving (check all that apply) (For information on these groups, visit the City's Web site at www.asheboronc.gov.)

- Airport Authority
- Asheboro ABC Board
- Community Appearance Commission
- Planning Board/Board of Adjustment
- Redevelopment Commission
- Retiree Attraction Committee
- Sports Policy Review Committee
- Other: _____

Are you interested in serving in any other community volunteer activities? Yes No

If yes, please indicate what types of opportunities you would be interested in or what special skills you may be able to offer:

I am particularly interested in the current opening on the
Redevelopment Commission, but would certainly be interested in
the Appearance Commission and/or Planning/Board of Adjustment.

Why do you wish to serve the City in this capacity? See attached Item #1

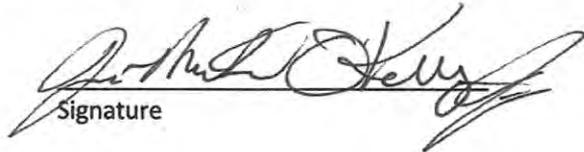
Has a formal adjudication or determination of professional misconduct or criminal conduct ever been entered against you in any jurisdiction?

Yes No If yes, explain complete disposition. _____

Is there any possible conflict of interest or other matter that would prevent you from fairly and impartially discharging your duties as an appointee to a Board/Commission?

Yes No If yes, explain _____

NOTE: This information along with other material may be used by the City Council in making appointments to Boards / Commissions and in the event you are appointed, it may be used as a basis for a news release to identify you to the community. Information collected on this form is subject to inspection and copying by third parties as a matter of public record.


Signature

Feb 14, 2015

Date

Please submit completed form and current resume to City Clerk Holly Doerr at 146 North Church Street. Your application will be kept on file until there is a vacancy or opportunity to serve. At that time, you will be contacted to determine if you are still interested in the opening.

Item #1:

I would like to help identify subpar areas of the city and assist in formulating programs for repair or rehabilitation to make them economically viable for citizens or business and industry; and assist the City in clearing blighted property for new construction. In particular, I would like to see the City set redevelopment goals using public-private partnerships when feasible, and to see this Commission actively lobby the state for restoration of the historic tax credit during the 2015 legislative session.

I wish to serve the City in this capacity because I have an interest in rehabilitation of derelict homes and buildings. During the past five years, I have purchased through my family trust four homes that I have remodeled as single-family rental homes for families who want to live in nice houses, but cannot afford mortgages. (Two of them that I took down to the studs.) I have lived here now for 23 years, the longest I have ever lived anywhere and consider Asheboro my home. I have raised my son here and moved my parents here from Florida last year; and I will retire here, so I truly care about this town and its citizens.

Kenneth L. Powell * 513 Ideal Drive * Asheboro NC 27203-3824

20 February 2012

Ms. Holly Doerr, City Clerk
City of Asheboro
146 North Church Street
Asheboro NC 27203

Dear Ms. Doerr,

Please accept my enclosed Resume and Interest Form.

Specifically, I am responding to the call for volunteers for the City Planning Board which appeared in last week's COURIER-TRIBUNE.

I may be reached at the phone numbers and address noted here and on my Resume.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Powell".

Kenneth L. Powell

Received 2/22/12
(11)



INTEREST FORM FOR SERVICE ON BOARDS AND COMMISSIONS

Name Kenneth L. Powell

Address 513 Ideal Drive, Asheboro NC 27203-3824

Phone 336-683-0536 E-mail kenanddiane@mac.com

You must be at least 18 years of age to serve on a board, commission or authority. Do you meet this requirement? Yes No

Do you live within the City Limits of the City of Asheboro? Yes No

Do you live within the City of Asheboro's Extraterritorial Planning Jurisdiction? Yes No

Indicate board/commission/authority on which you would be interested in serving (check all that apply)
(For information on these groups, visit the City's Web site at www.asheboronc.gov.)

- | | |
|--|--|
| <input type="checkbox"/> Airport Authority | <input checked="" type="checkbox"/> Redevelopment Commission |
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| <input checked="" type="checkbox"/> Community Appearance Commission | <input type="checkbox"/> Sports Policy Review Committee |
| <input checked="" type="checkbox"/> Planning Board/Board of Adjustment | <input type="checkbox"/> Other: _____ |

Are you interested in serving in any other community volunteer activities? Yes No

If yes, please indicate what types of opportunities you would be interested in or what special skills you may be able to offer:

Why do you wish to serve the City in this capacity? To enhance & improve the appearance
of Asheboro.

Has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes No If yes, explain complete disposition. _____

Form Continues on Back

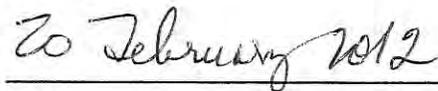
Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee to a Board/Commission?

Yes No If yes, explain _____

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Signature



Date

Please submit completed form and current resume to City Clerk Holly Doerr at 146 North Church Street. Your application will be kept on file until there is a vacancy or opportunity to serve. At that time, you will be contacted to determine if you are still interested in the opening.

Kenneth L. Powell

513 Ideal Drive
Asheboro NC 27203-3824
Phone 336 683-0536 (home) or 336-633-8341 (cell)
Email kenanddiane@mac.com

Objective

To become a member of the Asheboro, North Carolina Planning Board

Education

University of North Carolina, Chapel Hill NC
BA Degree: International Studies and Political Science

Military Service

U.S. Army
Operations and Intelligence Specialist

Work Experience

February 2010 to Present
Retired

July 2009 to February 2010
North Carolina Zoological Society
Corporate Membership Representative
Employed as a part-time contractor promoting the North Carolina Zoological Society to corporate prospects.

July 1995 to May 2009
Maxon Lift Corp., Santa Fe Springs CA
District Sales Manager
Maxon Lift Corp. is a major equipment manufacturer for the transportation industry. I had P&L responsibility for sales in Virginia, North Carolina and South Carolina. Yearly sales increased to \$8.9 million under my tenure. I communicated with OEMs, independent distributors, leasing companies and product end-users. I interacted with all manner of individuals from corporate presidents to newly hired hourly workers. I conducted formal and informal training sessions as they related to operator's training, safety, productivity and maintenance.

Continued, page 2.....

July 1985 to July 1995

Craft Industries, Farmville NC

Vice President – Sales

I was responsible for company sales of specialized transportation equipment throughout the eastern U.S. I designed specialized truck bodies and presented formal product presentations to customers, developed new products, scheduled work and managed plant operations. I was responsible for the P&L of my product group.

July 1978 to May 1985

L. B. Smith, Inc., Charlotte NC

Sales Representative

I was responsible for the sales of construction, mining and material handling equipment in 50 eastern North Carolina counties. I was one of the top 25 U.S. sales representatives for TEREX (at that time a division of General Motors) mining equipment in 1980.

(Additional employment data is available on request)

Specific Skills

In 1998 my wife and I chose to live in Asheboro due to its small-town atmosphere and location in the center of North Carolina.

My thirty+ years experience in private industry gives me insight into the value of a progressive and consistent business and citizen oriented planning policy geared to capitalize on the unique characteristics of Asheboro.

I have lived in various cities in the mid-Atlantic states from Washington, D.C. to Jacksonville, Florida. I have traveled extensively throughout Europe, Scandinavia, South America, Mexico and nine African countries. These experiences give me insight into the consequences of good and bad community planning. As a resident of north Asheboro, I envision the enhancements that have come to downtown and other residential and business areas extend here as well. The beauty and “livability quotient” of a community as a whole is but a collection of it’s several environs.

Volunteer Work

American Field Service – 15 years of service

Hospice of Wilson NC – 5 years of service

North Carolina Zoological Park Volunteer – 7 years of service

Member, Local Board #24, United States Selective Service System – 2 years of service

American Radio Relay League – 11 years of membership

Life Member of North Carolina Zoological Society – 10 years of membership

Personal

Married to Diane B. Powell for 41 years

References - Available upon request

*Rec'd 4/9/14
(10)

CITY OF ASHEBORO

NORTH CAROLINA

INTEREST FORM FOR SERVICE ON BOARDS AND COMMISSIONS

Name Deborah P. Warner

Address 1217 Northside Terrace

Phone 336 328 7227 E-mail Lolipop.warner@hotmail.com

You must be at least 18 years of age to serve on a board, commission or authority. Do you meet this requirement? Yes No

Do you live within the City Limits of the City of Asheboro? Yes No

Do you live within the City of Asheboro's Extraterritorial Planning Jurisdiction? Yes No

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| <input checked="" type="checkbox"/> Community Appearance Commission | <input checked="" type="checkbox"/> Sports Policy Review Committee |
| <input checked="" type="checkbox"/> Planning Board/Board of Adjustment | <input checked="" type="checkbox"/> Other: _____ |

Are you interested in serving in any other community volunteer activities? Yes No

If yes, please indicate what types of opportunities you would be interested in or what special skills you may be able to offer:

Public Speaking & Singing
& Flowers. I plan to Run for
City Council in the future

Why do you wish to serve the City in this capacity? _____

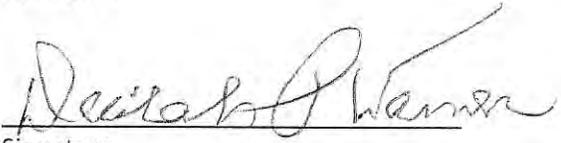
Has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes No If yes, explain complete disposition. _____

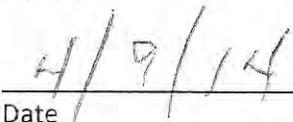
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Signature



Date

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Delilah P. Warner

Insurance Agent

Bankers Life and Casualty Company
5 Centerview Dr, Suite 102
Greensboro, NC 27407
Office 336-852-9061
Mobile: 336-328-7227

Personal Background

- Asheboro, NC 30 years
- Member of St. Luke, UMC, Community Service, Volunteer, Girl Scout Leader, Past Officer of Clubs and Organizations)
- Married, two children

Professional Background

- Licensed, North Carolina
- First year working for Bankers
- Over 25 years in Public Service and Management
- College graduate, BS Degree in Education

Personal Business Philosophy

My mission is to help seniors and families help protect their financial security and plan for their futures. I am personally dedicated to finding innovative insurance planning solutions to help you reach your retirement goals and live your life's dreams.

About Bankers

For more than 130 years, Bankers Life and Casualty Company has been helping individuals and families protect their financial security and prepare for retirement. Our broad selection of affordable, quality health and life insurance products and annuities offers clients solutions for every stage of life—whether retirement is years away, or they are already retired.

Strength, Stability and Service

- Established in 1879 and headquartered in Chicago, Illinois
- As of 2012, more than 250 branch offices servicing 48 states
- More than 1.4 million policyholders as of 2011

Insurance Product Portfolio

- Long-Term Care Insurance
- Life Insurance
- Annuities
- Medicare Supplement Insurance*
- Medicare Advantage Plans**
- Medicare Part D Prescription Drug Coverage**

Community Involvement

Bankers is proud to support the **Alzheimer's Association and Meals on Wheels Chicago**, two outstanding community partners that share our commitment to the causes that affect our customers and their families.

*Underwritten by Humana Insurance Company. Humana and its licensed agents are not connected with or endorsed by the U.S. Government or the Federal Medicare Program.
**Offered through one of our non-affiliated carriers.



April 14, 2015

A self-supporting
public agency

Mr. John Ogburn, III, City Manager
City of Asheboro
PO Box 1106
Asheboro, NC 27204

A. Robert Kucab
Executive Director

Dear Mr. Ogburn:

PO Box 28066
Raleigh, NC
27611-8066

I am pleased to inform you that the City of Asheboro has been conditionally approved to receive an amount not to exceed \$50,000 under the 2015 cycle of the Urgent Repair Program (URP15).

3508 Bush Street
Raleigh, NC
27609-7509

The URP15 Program attracted applications from a broad variety of housing providers across the state. Forty applications were received, with funding requests totaling \$4.8 million. Our total commitment to URP15 of \$3.5 million funded thirty-three projects this year (83% of all applicants) and will provide urgently needed repairs or modifications to the homes of 592 households in 51 counties. Success in this competition reflects your organization's commitment and capacity to respond to the need for urgent repair assistance in your service area.

TEL: 919-877-5700
FAX: 919-877-5701
www.nchfa.com

A one-day Implementation Workshop is scheduled for June 9, 2015 in Raleigh. Detailed workshop information will be emailed to you and the person identified in your application as the Program contact. An URP15 Funding Agreement will be sent to you after you submit some required post-approval documentation and key staff have attended the workshop. Please do not begin work on your project until a Funding Agreement has been forwarded to you and properly executed.

On behalf of the Agency, I congratulate you on your successful application. If you have any questions regarding this award, please contact Mike Handley at (919) 877-5627.

Sincerely,

A handwritten signature in blue ink that reads "Bob".

A. Robert Kucab
Executive Director

ARK: mgh

cc: Mr. Trevor Nuttall, Community Development Director

*2015 Land Development Plan Update
Area #1 Community Meeting Notes
Kingdom Life Community Church
April 14th, 2015*

Total Attendance: 32 Adults, 2 Children

1. **Meeting Location:** Staff was thanked for holding the meeting within the community, as opposed to hosting at a city facility. Bishop Barney Trogdon, who served on the LDP advisory committee in 1999/2000, stated that an in-community meeting was not done in the original creation of the plan and that many residents are reluctant to attend large, general meetings at city facilities. Other attendees expressed interest in further in-community meetings, particularly "Town Hall" type meetings with elected officials.
2. **The Development Process:** Questions were asked of who makes the request to rezone residential property and redevelop the property for commercial use; Greensboro Street was of particular interest. Staff answered that rezonings and the resulting development are the result of private property owners and private developers. Staff also discussed the rezoning process in general details, including who makes the application, how the rezoning is advertised and how residents may impact a rezoning decision. Opportunity exists to further educate residents on the development process and their role within the process.
3. **Affects of Non-Residential Development:** Many citizens expressed concerns over encroachment of commercial/office uses and the impact of rising property values/property taxes. Some residents feel as if they are being "squeezed out" of established residential areas.
4. **Annexation & Infrastructure:** Much of the night's discussion revolved around the lack of sewer infrastructure, along Booker T. Washington Avenue and Kidd Drive in particular, and the question of how infrastructure can be extended. Residents feel the lack of city infrastructure, especially sewer, are limiting development opportunities in the ETJ portion of the study area. The annexation process was discussed in depth, with staff detailing the differences between voluntary and involuntary annexation, recent changes at the state level with respect to annexation laws, how annexation alone does not extend infrastructure, but is a cost generally born by the property owners requesting services, and how to complete a City of Asheboro annexation application for consideration by the City Council.
5. **Sidewalks:** Questions were raised as to why some areas have sidewalks and others do not. Staff addressed this question by stating that it can be a function of funds available at the time of street construction or improvements as well as availability of public right-of-way. Residents expressed general support for more sidewalks in the area.
6. **Transportation:** Residents expressed support for expanded transportation options, including public bus or shuttle. Staff stated that this has been recognized as a need by services such as RCATS and PART,

which have investigated feasibility. It would be beneficial to share the meeting results with these organizations.

7. **Eastside Park:** Residents raised concerns about maintenance of park facilities, such as restrooms, but also conceded that City employees have been prevented from servicing the park due to threats and harassment. Further investigation should be given to how the City can safely maintain the park.

8. **Public Safety:** Residents expressed concern over drug activity in the area. Residents acknowledged that such activity had been eliminated from several "drug house" properties, but stated that vigilance was needed to prevent it from continuing to be a problem in the area, on both private property and public facilities, such as Eastside Park.

9. **Coming Together as a Community:** Residents recognized the need to establish a unified community voice. The need to take greater ownership of community problems and address them as a community was also established. Residents are interested in becoming more involved in City government, including greater attendance at City Council meetings and reaching out to Council members. In discussions with staff, residents were encouraged to establish neighborhood leadership, generate detailed plans to accomplish realistic, attainable projects with the resources available and to work steadily and consistently towards projects. Opportunity exists to further educate residents on the operations of the City, including how City Council meetings function and how residents may properly express their concerns, such as through staff's report on neighborhood meetings like this one and by way of the public comment period at City Council meetings.