



MEMO

To: Asheboro Redevelopment Commission
From: John N. Ogburn, III, City Manager
Date: September 7, 2016
RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, September 12, 2016, at 9:00 a.m.** at City Hall, located at 146 North Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, September 12, 2016
9:00 AM

- I. Call to order
- II. Approve minutes of last meeting (June 6, 2016)
- III. Code Enforcement Update (Ed Brown)
- IV. ESFRLP16 Status (Trevor Nuttall)
- V. Downtown Revitalization State Funding (Trevor Nuttall)
- VI. Cranford Building Status (Trevor Nuttall)
- VII. Staff Report on Potential Changes to Primary Fire District Boundary
(Trevor Nuttall)
- VIII. Items not on the agenda
- IX. Adjourn

Minutes
Asheboro Redevelopment Commission
June 6, 2016
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, June 6, 2016, 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
David Jarrell
Tommy Lemonds
Jonna Libbert
Katie Snuggs
Roger Spoon

Members Absent:

Ann McGlohon

Also present were John Ogburn, City Manager; Bradley Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Division Director; Jacob Wilburn, Intern.

One (1) citizen was present at this time.

Ms. Linda Carter called the meeting to order.

Approve Minutes Of Last Meeting (May 2, 2016)

Upon motion by Mr. David Jarrell and seconded by Ms. Cynthia Bailey, the commission unanimously voted to approve the minutes of the May 2, 2016 regular meeting.

After the approval of the minutes, Mr. Trevor Nuttall introduced Mr. Jacob Wilburn, an intern from Appalachian State University, who will be working in the Community Development Department for the Summer in order to finish his degree program. Ms. Carter commented that she greatly enjoyed the intern program here at the City of Asheboro.

North Carolina Housing Finance Agency Housing Programs Update

Mr. Nuttall briefly mentioned the Urgent Repair Program, stating that the repairs at the remaining five (5) homes, with the exception of some minor punch list items, were completed. The next step in this particular project would be to get the Owner Satisfaction Certifications completed, which required homeowner signatures.

Mr. Nuttall then went over the 2016 Essential Single Family Rehabilitation Loan Pool (ESFRLP16) program with the commission. He stated that contact had been made to the North Carolina Housing Finance Agency (NCHFA) regarding Randolph County's application status of the ESFRLP16. The NCHFA stated that Randolph County had been approved for

the program. He stated that Randolph County received confirmation of \$175,000 for county wide repairs. He stated that the max repair amount at each home would be approximately \$25,000. He stated that being a veteran would be a qualifying circumstance to receive a loan, provided that the person meets other required qualifications, such as the home being owner occupied and also being at or below the maximum income level for Randolph County. He stated that this program was a loan "pool", meaning that if the county exhausted all of the funds they had available, they could go back and request more funding if they were within the allotted timeframe.

There was an inquiry on which department would be supervising the program at Randolph County. Mr. Nuttall was unsure on this, but stated that in the past, Mr. Brian Heilig in the Building Inspections department handled it. He stated that this particular program could be supervised by the Planning and Zoning department or the County Manager's office. He stated that applications hopefully would be available in early Fall. He stated that the City of Asheboro's role in this program would be to assist in overseeing all applications that came from homeowners inside the corporate city limits and also to assist the county by spreading the message to members of the city and county. A question arose regarding mobile homes being worked on under this program. Mr. Nuttall stated that he felt there would possibly be a percentage of the program that could go towards repairs on mobile or manufactured homes, similar to the Urgent Repair Program, but he was not sure at this time. He then stated that the mobile or manufactured home would still have to be owner occupied.

Mr. Nuttall took a minute to thank the City Council for being a part of this program.

Update on the North Carolina Department of Transportation's Development of the 2018-2027 State Transportation Improvement Program

Mr. Nuttall gave handouts highlighting the State Transportation Improvement Program's (STIP) project list. He went over the list of projects under this program and stated that these programs were not funded, but rather just submitted to the state at this time. He said that the state has assigned a point system for each program, ranking them in highest to lowest scores with the highest likely being funded for construction to take place in 2020 and beyond. He mentioned the Deep River State Trail project and stated that a task force has been meeting monthly on this project to connect all the pieces of the 15 mile trail. He also mentioned some pedestrian projects, including a sidewalk project on Industrial Parkway, which would bring more sidewalks in front of Randolph Community College's campus. He stated that the pedestrian projects must have a 20% money match. He also stated that RCC would provide the match, but the city would oversee construction on this project. He also mentioned a sidewalk project in Randleman. He mentioned the NC Highway 64 widening as well. He stated that there was a lot of competition with Charlotte, as districts 8 and 10 are paired up in the funding program.

Update on FY2016-2017 Budget Development

Mr. Ogburn gave a visual presentation of the fiscal year 2016-17 budget. He went over several topics of the budget, including deposits and expenditures, as well as penalties accrued, interdepartmental budgets, and ad valorem taxes. He mentioned that the Redevelopment Commission has a line item budget for redevelopment projects within the City of Asheboro.

Items Not On The Agenda

Mr. Ogburn mentioned the All America City (AAC) practice on Monday, June 6. He mentioned that the theme this year for Asheboro's presentation is "Families First". He stated that the final rehearsal is on Monday, June 13th and the team will go to Denver on Thursday, June 16th, with their presentation on Saturday, June 18th and the decision on Sunday, June 19th. He stated that the Church Street restriping and resurfacing project by NCDOT would likely start on Monday, June 13th. He also mentioned two City of Asheboro sidewalk projects starting soon (Donna Lee Loflin school and Randolph Hospital). He stated that the city pools are officially open. He also mentioned summer sports projects have started. Mr. Jarrell inquired about the city's fund balance. Mr. Ogburn stated that the city is at 25% but would like to be around 37 to 38%. There was also a comment regarding speed concerns on Shamrock Drive and Mr. Ogburn replied that this would be addressed. He stated that Jerry Neal and Dustie Gregson have a plan for the Cranford property and the city would likely see the plan in the next few weeks. Ms. Bailey mentioned Yelp! reviews being a beneficial tool for business, and gave an example of a carry out business getting more clientele due to this resource. Mr. Ogburn stated that Ulta was opened in the mall and was not sure when Ross would be opening. He also stated that the third floor over Mr. Jarrell's building downtown had newly renovated windows.

Adjournment

Upon motion by Ms. Libbert and seconded by Mr. Jarrell, the Commission unanimously voted to adjourn the meeting. After which, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission