



MEMO

To: Asheboro Redevelopment Commission

From: Trevor L. Nuttall, Community Development Division Director

A handwritten signature in blue ink, appearing to read "TBN", located to the right of the "From:" line.

Date: September 26, 2018

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 1, 2018, at 9:00 a.m.** in the City Council Chambers, located at 146 N. Church St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, October 1, 2018
9:00 AM

- I. Call to order
- II. Approve Minutes of Last Meeting (September 10, 2018)
- III. Discussion of National Register of Historic Places District Requirements
- IV. Report on NC Department of Commerce Rural Development Grant
- V. Recap of the City of Asheboro's response to Hurricane Florence
- VI. Items not on the Agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
September 10, 2018
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, September 10, 2018, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

Cynthia Bailey, Vice Chair
Ross Holt
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs

Also present were John Ogburn, City Manager; Justin Luck, Zoning Administrator/Planner; Brad Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Director.

No citizens were present at this meeting.

Ms. Cynthia Bailey called the meeting to order in the absence of the Chair, Linda Carter.

Ms. Bailey read a card from Ms. Joyce Spoon, thanking the commission for the flowers and card for the passing of Mr. Roger Spoon.

Welcome of New Redevelopment Commission Member Ross Holt

Ms. Bailey welcomed Mr. Ross Holt and stated that the commission was glad to have him as the newest member. He stated that he was glad to be on the commission.

Approve Minutes of Last Meeting (May 7, 2018)

Mr. David Jarrell moved that the minutes of the May 7, 2018 regular Redevelopment Commission meeting be approved. Ms. Katie Snuggs seconded the motion and the motion carried unanimously.

Where are we now? A Downtown Associate Community (DAC) Recap

Mr. Justin Luck presented a timeline of events from previous months for the Downtown Associate Community program. He mentioned the different events that have taken place over the last year, including a visioning workshop and

various community meetings. He read the visioning statement to the commission at this time:

"In the heart of North Carolina, Asheboro proudly serves as the gateway to the world's largest zoo, the North Carolina Zoo. Downtown is home to a spirited group of entrepreneurs offering an eclectic mix of retail, dining, arts and culture, and provides a wide range of residential options so that locals can live in harmony with the world's wild life."

He stated that the next step is a one year plan of action. He stated that the visioning statement is not for marketing and that it is only for internal communications. He stated that the goal is to take the vision and turn it into an action plan to be used for implementation. He went through draft action plan items, including creating Zoo themed streetscape improvements. He then showed the commission a mockup of a potential street sign holder, which included a zoo animal at its top. He also stated that another type of design improvement would be artwork wraps with images of zoo animals that could go on utility boxes around the downtown area. He stated that the zoo group is working to implement crosswalk designs as well. He also stated that the state historic preservation office was visiting next week to discuss a possible historic district designation, specifically looking to incentivize upstairs residential conversions.

Ms. Libbert asked if any of the units upstairs had elevator access, to which Mr. Luck stated that he was not aware of any.

Mr. Jarrell asked about any Trade Street changes. Mr. Ogburn stated that there may be some sanitation changes in the future. He also mentioned that the public had discussions of a possible pedestrian mall, however there are no city plans for this to occur.

Mr. Luck stated that in the DAC program, the Sunset Theatre will be a major contributor. He stated the next meeting will be October 24th.

CBDG Program: Eastside Sidewalk Improvements

Mr. Luck spoke on the Eastside Sidewalk Improvement Project. He stated that the 2018 CDBG Neighborhood Revitalization Program application would include:

- 1) Beginning at the Central School campus, install approximately 800 feet of curb and gutter along Watkins Street towards Martin Luther King, Jr. Drive
- 2) Beginning at the Central School Campus, install approximately 1,300 feet of sidewalk along the east side of Watkins Street, connecting to the existing Brewer Street and Martin Luther King, Jr. Drive sidewalk networks.

- 3) Install pedestrian crossings at the intersections of Martin Luther King, Jr. Drive and Cedar Falls Road and Spring Streets.
- 4) Install approximately 300 feet of sidewalk along the south side of Martin Luther King, Jr. Drive to create walkable connection to front entrance of the George Washington Carver Enrichment Center

He stated that there have been two (2) public hearings held at the City Council regular meetings. He stated that there was also a drop-in session held at the Randolph Asheboro Public Library where 15 citizens were present and all in favor of the project. He stated that the feedback at the session gave staff a further idea to extend sidewalk to Coleridge Road, making a complete connection in the area.

Mr. Nuttall stated that the application process is very competitive and that the state awards funding to 10 cities and/or counties. A lot of the cities and counties are working with the approach of urgent repair, which makes the City of Asheboro sidewalk proposal a more unique application, bridging historic to new construction.

Mr. Luck stated that the proposal is for \$604,000 in order to complete the project. Mr. Nuttall stated that there is no city match but that the city will provide funding for the Coleridge Road improvements.

Next Steps: 2018 Urgent Repair Program

Mr. Nuttall went over the qualifying criteria for the 2018 Urgent Repair Program with the Commission. He stated that the loans are to be allocated to those who have an urgent repair need and meet other program criteria. He stated that citizen applications are available at this time and that the applications will be accepted until December 28, 2018. He stated that advertisements had run for this program and he is hopeful that applications will start coming in. He stated that there is a likelihood of assisting with 13 homes and that work would begin in the early to middle part of next year. He stated that the commission will help review and select applicants.

Discussion of Adopted 2018-2023 Central Business District Redevelopment Plan

Mr. Nuttall stated that the City Council adopted the Plan in June, which targets the parcels which were presented to the commission at their May meeting. He also stated that the council put forward \$100,000 to contribute towards public improvements or studies for redevelopment for Fiscal Year 2018-2019. He asked if there were any questions at this time regarding the 2018-2023 Central Business District Redevelopment Plan. There were no questions at this time.

Update on Downtown Revitalization Grant Funding from the North Carolina General Assembly

Mr. Nuttall stated that the North Carolina General Assembly appropriates funding for downtown revitalization every year. He stated that during the first year of funding, the 3-tier parking lot was completed. During the second year, funding was allocated for the Asheboro Recreation Center. This year, Mr. Ogburn stated that the city attempted to acquire property at the corner of Salisbury and Church Street, the Roessing property, however the property owner did not agree on the price. Therefore, funding will be allocated to further improve the Asheboro Recreation Center. He stated that there will be a prioritization list created for future funding.

Discussion on Touring Mill 133 Development

Mr. Ogburn stated that at the May Redevelopment Commission meeting, the commission was invited to tour the Mill 133 development. He stated that staff will reach out to Ms. Dustie Gregson for a time to tour the facility.

Items not on the Agenda

Mr. Ogburn had the following items to mention which were not on the agenda:

- Kevin Maurer event to be rescheduled due to Hurricane Florence
- Pryor Baird event to be rescheduled due to Hurricane Florence
- Trick or Treat in the Park to be held on Halloween night
- Veterans Day will be on Sunday, November 4th with a parade
- Company K performance will be held at Sunset Theatre on September 29, 2018
- Christmas parade coming soon
- Auditor to be at City Hall starting next week
- Preservation project: The Jonathan Worth Park behind the 3 McCrary homes on Worth.
- Fundraising for Zoo City Sportsplex still occurring
- Groundbreaking ceremony for Zoo City Sportsplex on October 12th
- September 11 is tomorrow
- Not going forward with the airport project at this time, but will visit Washington D.C. again in February.
- The Randolph Hospital does not have a buyer yet.
- Stated the importance of the All-America City and Great Main Street designation. It gives us a better opportunity for funding in the future.

There were no further items at this time.

Adjournment

Mr. Ross Holt moved to adjourn the meeting. Mr. Jarrell seconded the motion and the motion carried unanimously. At this time, Ms. Bailey announced that the meeting was adjourned.

Brad Morton, Secretary
Asheboro Redevelopment Commission