



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: September 29, 2021

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 4, 2021, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, OCTOBER 4, 2021
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the Minutes (September 13, 2021)
- III. Status report of structure located on S. Cox Street (Randolph County Parcel Identification Number 7750890583)
- IV. Status Report of decorative signal boxes and crosswalks in downtown Asheboro
- V. Update on State Budget and anticipated acquisition of Acme McCrary property (A portion of Randolph County Parcel Identification Number 7751738346)
- VI. Items not on the Agenda
- VII. Adjourn

**Minutes
Asheboro Redevelopment Commission
September 13, 2021
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, September 13, 2021, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC, 27203.

Members Present:

Ross Holt, Vice-Chair
David Jarrell
Ann McGlohon
Katie Snuggs
Delilah Warner

Members Absent:

Linda Carter, Chair

Also present were John Evans, Assistant Community Development Division Director; Trevor Nuttall, Community Development Division Director; Brad Morton, Planner/Deputy City Clerk.

Call to order

Mr. Holt called the meeting to order. He expressed grief of the passing of Redevelopment Commission member Ms. Jonna Libbert.

Report on Redevelopment Commission Vacancies

Mr. Nuttall reported that there are two vacancies on the Commission with the passing of Ms. Libbert and the resignation of Ms. Jean Vollrath. He stated that a report of these vacancies will go before the City Council at the next regular meeting on September 16, 2021 and afterwards, the vacancies will go through the regular solicitation process.

Approval of the minutes (June 7, 2021)

Mr. Jarrell moved to approve the meeting minutes from June 7, 2021. Ms. McGlohon seconded the motion and the motion carried unanimously.

Presentation by Ms. Rebekah McGee, Downtown Asheboro, Inc. Executive Director, of Preliminary Concept Plans for Potential Trade Street Improvements

Ms. McGee gave a visual presentation of the above referenced agenda item. She spoke on the existing conditions of Trade Street and presented pictures of similar streets from other cities. She also shared historic maps, as well as the concept, cross sections and sketches of what Trade Street could look like, noting a chicane style (narrowing and curve placement to slow vehicular traffic for safety) street layout. She stated that Ms. Susan Hatchell is the landscape architect for the concept plans and that the next steps are to obtain a street survey to identify street width and existing infrastructure. There were questions from the board regarding utilities, property owner obligations and potential grant funding, as well as anticipated costs of the project. Ms. McGee stated more information will be available upon receipt of the street survey. Ms. McGee emphasized that more detail is needed in order to accurately assess projected costs of the improvements.

There were no further questions for Ms. McGee at this time and no formal action was taken.

Status Report of Church Street Lofts

Mr. Nuttall gave a visual presentation of the above referenced agenda item. He went over the property disposition:

- Developer representatives from Landmark Property Management recently shared their expectation that the transactions necessary for the project will close by the end of 2021
- Challenges related to obtaining formal clearances from Norfolk Southern railroad have complicated clear title and thus impacted financing commitments
- A portion (+/- 800 s.f.) of the former mill is located on NS property which complicates the purchase of the mill property
- Discussions with the railroad have been ongoing and positive and informal assurances have been made that NS will grant the necessary easements and encroachment authorizations for clean title
- Project is also managing rules related to the awarded tax credits being relied upon to raise capital, known as the 10% Test Deadline

He then explained the 10% Test Deadline:

- Generally, a project must be placed into service in the year that the low-income housing tax credits are awarded by the state housing finance agency unless an extension is granted AND the project satisfies the 10% Test Deadline
- A project must incur 10% of the reasonably expected basis (cost) by a date certain in the second calendar year or risk losing its credits
- Test designed to ensure these finite tax credits don't languish on projects that are not progressing or feasible

- Project awarded credits in 2020; 10% Test is in 2021
- Based on estimated project cost, the developer must demonstrate that approximately 1M in project expenses have been incurred or obligated

He outlined developer commitment:

- Project partners have been innovative in working to meet the 10% Test
- Design and due-diligence related expenses account for approximately 1/3 of the necessary basis
- Acquisition of the mill property and the Senior Adults Property (currently vacant lot at N. Church St. and W. Salisbury St.) that will be used for surface parking lot will fulfill deadline requirements

He then went over the next steps for the project:

- Developer to obtain NS easements and close on properties by the end of the year
- Work can begin as soon as property sales are finalized
- Aggressive construction schedule proposed; hope is to complete project by end of 2022
- 50 units total;
 - 36 one-bedroom,
 - 10 two-bedroom,
 - 4 studio apartments

Ms. Warner inquired if these units will be similar to the Asheboro Mill Lofts, to which Mr. Nuttall stated that while it is the same developer and will have a similar look and be income based, these units will be designed for senior living.

There were no other questions for Mr. Nuttall at this time and no formal action was taken.

Announcement Regarding the City's Partnership with United Way of Randolph County for Rent, Mortgage, Utility Assistance via CDBG-CV Funding

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He stated that the city applied for funding in the maximum amount of \$900,000 for assistance which would be divided into two (2) phases: Phase One (1) is Rent, Mortgage, and Utility Assistance and Phase Two (2) is Food and Pantry Services. He stated that it is expected that the program will operate for approximately 18 months and that the amount of assistance provided will vary depending on specific circumstances. He stated that the United Way will be processing applications for assistance. He stated that applicants have to reside within the city limits and meet low to moderate income requirements. There were no questions for Mr. Nuttall at this time and no formal action was taken.

Items not on the agenda

Mr. Nuttall announced that the public survey for the Land Development Plan update is in the process of being distributed and encouraged all Redevelopment Commission members to spread the word to anyone who would like to participate. He stated that the survey will be available on the City of Asheboro website and is in English and Spanish.

Ms. McGlohon inquired on the project status for the property located at Sunset and Cherry Streets, to which Mr. Nuttall stated that some prep work has been done and that the permit is still valid for the project. He stated that he will get some more information to them at their next regular meeting.

Ms. Warner inquired on street cleaning, specifically on Cox Street, to which Mr. Nuttall stated that Cox Street is a state maintained road, however, people are encouraged to report anything to Public Works that might be of concern.

Mr. Holt inquired on the dilapidated house on Cox Street and its status, to which Mr. Nuttall stated that there was some difficulty locating the property owner of record, however, there are actions to be taken in the event that the owner is not located.

Ms. McGlohon inquired about the crosswalks and signal box upgrades downtown and if this is still being considered, to which Mr. Nuttall stated that it is still in process and that there will likely be an engineering update at the next regular meeting.

Adjourn

Ms. Warner moved to adjourn. Ms. McGlohon seconded the motion and the motion carried unanimously. Mr. Holt adjourned the meeting at this time.

Brad Morton, Secretary
Asheboro Redevelopment Commission