



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: September 30, 2020

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 5, 2020, at 9:00 a.m.** in the Public Works Conference Room, located at 1312 N. Fayetteville St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, OCTOBER 5, 2020
9:00 AM

- I. Call to Order
- II. Approve Minutes of Last Meeting (September 14, 2020)
- III. Update on Church Street Lofts
- IV. Update on Community Development Block Grant – Coronavirus Application
- V. Update on Downtown National Register Historic District
- VI. Items Not on the Agenda
- VII. Adjourn

**Minutes
Asheboro Redevelopment Commission
September 14, 2020
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, September 14, 2020, at 9:00 AM in the Public Works Conference Room, located at 1312 North Fayetteville Street, Asheboro, NC, 27203.

Members Present:

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

Members Absent:

Linda Carter

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

Ms. Cynthia Bailey called the meeting to order.

Approve minutes of Last Meeting (March 2, 2020)

Mr. Jarrell moved to approve the March 2, 2020 regular Redevelopment Commission meeting minutes. Mr. Holt seconded the motion and the motion carried unanimously.

Introduction of Downtown Asheboro, Inc. Executive Director, Rebekah McGee

Mr. Luck gave information about the Main Street designation that Asheboro recently received. He then introduced the new Executive Director of Downtown Asheboro, Inc., Rebekah McGee.

Ms. McGee thanked the commission for the opportunity to meet with them. She stated that she is looking forward to working in Asheboro and has always wanted to build a Main Street community from the ground up. She stated that her office is located in the Chamber of Commerce and if anyone had any questions she would be happy to answer them. There were no questions and no action was taken.

Update on Property Located at Randolph County Parcel Identification Number 7751738346 (170 N. Church Street)

Mr. Nuttall stated that the property at 170 N. Church Street is being pursued for a loft redevelopment project by the Landmark Group for the purposes of senior housing. He stated that the group applied for housing tax credits to assist with the project and that their application was approved. He stated that the group had applied last year but did not receive the credits. He stated that this year they received housing credits of \$605,100 and is eligible for workforce housing loan program loans of up to \$1M. He stated that we would see progress on the project in the next few years. He also mentioned that typically there are only two (2) adaptive reuse projects that most projects selected are new construction. He stated that this year Asheboro's project is the only adaptive reuse project selected. There were no questions and no action was taken.

Presentation of Information Related to Coleridge Road Apartments Bond Issuance by the Burling Housing Authority

Mr. Nuttall showed the commission a presentation that included the following:

- In late January 2020, the Asheboro Housing Authority (AHA) was approached by the Burlington Housing Authority (BHA) regarding a bond issue for a private developer from Seattle, WA.
- The developer, Vitus Group, LLC, a Delaware Limited Liability Company intends to purchase and renovate eight existing housing properties throughout North Carolina at locations including Burlington, Goldsboro and Asheboro, among others.
- The Asheboro property is the Coleridge Apartments located between E. Salisbury Street and Martin Luther King, Jr. Drive and it is already under contract. The private developer plans to purchase the properties with a private loan and will later pay off the private loan with an \$8,000,000 bond issue for all properties.
- In addition, the North Carolina Housing Finance Agency (NCHFA) has awarded the developer Low-Income Housing Tax Credits (LIHTC) to help finance the development. The project is proposed to close this year.

Ms. Snuggs asked when to expect any improvements to the apartments. Mr. Nuttall stated that this will bring a new management entity and this is set to close by the end of the year, so there should likely be changes happening in 2021. There were no more questions and no action was taken.

Discussion of Potential Community Development Block Grant – Coronavirus Application

Mr. Nuttall showed the commission a presentation that included the following:

The North Carolina CDBG-CV Program is designed to help units of local government respond to and recover from the health and economic impacts of COVID-19. The program will assist non-entitlement areas across the state, which include incorporated municipalities under 50,000 and counties under 200,000 in population, by supporting public service, public facilities, and special economic development activities. N.C. Commerce will award CDBG-CV funds on a first-come, first-served basis with a focus on local needs identified by the community in collaboration with state and local health officials. CDBG-CV projects must incorporate at least one of the following as an area of focus:

- Support families and communities through telehealth support and other public services.
- Protect the most vulnerable and high-risk populations.
- Assist small businesses with economic recovery.
- Address testing, tracing, and tracking trends.
- Additionally, the State has established the following funding priorities by eligible activity:
- Public Service: The priority in this category is subsistence payments to prevent evictions and utility disconnections. Food distribution, testing and diagnosis, and employment training for health care workers on the frontlines are also prioritized.
- Public Facilities: The priority in this category is broadband services and enhancing internet access that supports increased connectivity to schools, jobs, and healthcare. This category also includes building rehabilitation or improvements to support activities such as repurposing buildings into patient treatment centers.
- Economic Development: The priority in this category is to provide financial assistance to businesses with 100 or fewer employees, including microenterprises with five or fewer employees. The focus is to support businesses that manufacture medical supplies, and to help small businesses impacted by COVID-19 create and retain jobs.

He stated that since we were a non-entitlement area, we would have to apply for this program. He stated that the City Council is holding a public hearing inviting feedback and discussing needs of the community at their regular meeting held on Thursday, September 17, 2020. He stated that the application is first come first served so the submittal will have to be soon after the public hearing. He stated that the max appropriation is \$900,000. There were no questions and no action was taken.

Feedback on Code Enforcement Priorities for FY 20-21

Mr. Nuttall informed the commission that Mr. Ed Brown would be back working with Mr. Chuck Garner part time in the Code Enforcement office. He asked the commission for feedback and suggestions on any code enforcement issues and to let Chuck, Ed, or himself know. Mr. Holt asked if overgrowth at corners of

roads which block visibility is something they could look at, to which Mr. Nuttall stated that is something code enforcement can investigate. Ms. Snuggs asked about trees that need to be cut, to which Mr. Nuttall stated that if there is growth on the street or in the right of way that code enforcement can investigate but not trees on private property. There were no more questions and no action was taken.

Update on Land Development Projects Proposed or Underway Since March, 2020

Mr. Nuttall showed a listed of land development projects proposed or underway since the commission last met in March. They included:

Residential

- Hillcrest Subdivision – Breeze Hill Rd, includes 26 lots total. This continues to be developed.
- Robins Nest- East Allred/Gold Hill Rd- A final plat for 3 lots out of 44 in the second section are being platted. Additional development is anticipated soon.
- West Pointe Townhomes- Sherwood Avenue/ SW of Us 64 and I-73/74 (off Lambert Dr./Mack Rd.)--29 units- Work on the infrastructure (utilities, roadway) is continuing and townhomes are anticipated to be constructed soon.
- In total, 47 Single-family home permits have been issued since March 2 (when we last met). Many of these are in Jackson's Run and Hillcrest.

Commercial

- 3 commercial spaces at Randolph Mall where PNC used to be- (Aspen Dental, 2 other spaces including one for eating establishment)
- 5 commercial spaces behind Chilis in Wal Mart Parking lot (includes space for one eating establishment)
- State Employers Credit Union on East Salisbury Street behind Asheboro Auto Mall
- Bojangles'- N. Fayetteville Street
- Dollar General- Old Chin Song- S. Fayetteville St.
- 31 changes of occupancy have been processed.
- Old CUOC building on Sunset Avenue is being divided into smaller commercial spaces.
- Council approved a CUP for a banquet facility at 801 Sunset Avenue (former Asheboro Church of Christ)
- Council approved CUP for body shop on E. Salisbury Street west of mall entrance.

Mr. Luck also mentioned the following projects in addition:

- Painted Batter has closed and the owners of Asheboro Popcorn Company will open Asheboro Bagel Shop in this location

- Jenna and Brandon McKenzie working on a rehab project at property located at 512, 514, and 516 South Fayetteville Street for the purposes of commercial downstairs and residential units upstairs.
- Dodge City Steakhouse taking over old Sagebrush at Randolph Mall
- Wachovia building downtown has been occupied by Sticky Fingers Vinyl, a retail printing shop.

Items not on the Agenda

Mr. Holt mentioned the Landmark Commission in the process of designating the Bunch House and Robins House as local historic landmarks. Ms. Bailey mentioned the Walker House, to which Mr. Holt stated that this property needs to be a local landmark as well. There were no other items.

Adjourn

Mr. Jarrell moved to adjourn the meeting. Ms. Snuggs seconded the motion. After hearing no further business, Ms. Bailey adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission