



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: October 2, 2019

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 7, 2019, at 9:00 a.m.** in the City Council Chambers, located at 146 N. Church St.

AMENDED AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, OCTOBER 7, 2019
9:00 AM

- I. Call to Order
- II. Approve Minutes of Last Meeting (September 9, 2019)
- III. Code Enforcement Update
- IV. Consideration to Engage Fearnbach History Services, Inc. to Investigate a
Historic District for Downtown
- V. Report on Grand Opening of the George Washington Carver Community
Enrichment Center
- VI. Items Not on the Agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
September 9, 2019
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, September 9, 2019, 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
Ross Holt
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Delilah Warner

Also present were John L. Evans, Assistant Community Development Director; Brad W. Morton, Planning Technician/Deputy City Clerk; Trevor L. Nuttall, Community Development Director; John Ogburn, City Manager

One (1) citizen was present at this meeting.

Ms. Linda Carter called the meeting to order.

Approve minutes of Last Meeting (May 6, 2019)

Ms. Bailey moved to approve the May 6, 2019 Regular Redevelopment Commission meeting minutes. Ms. Warner seconded the motion and the motion carried unanimously.

Status Report on Urgent Repair Program

Mr. Nuttall reported that the Urgent Repair Program is continuing and that 14 homes likely will be repaired as a result of the program. He stated that three (3) homes have been repaired and three (3) more are being finished in the coming weeks. He stated that contractor bids for the remaining homes are being reviewed to align with available loan amounts. He stated that the program has to be finished by the end of the year and one of the biggest issues was finding eligible homeowners with incomes of 30% or less of the area median income. He stated that out of the remaining 8 homes to be repaired a lot of the work would involve HVAC repairs or replacements. One (1) home needs grading work and there have also been some roof work as well as miscellaneous work that will be done to the other homes.

Mr. Holt asked if it was difficult to get contractors to do the jobs, to which Mr. Nuttall stated that it is rather difficult to get contractors due to certain contractor requirements of the program and also getting the final costs to be at or under the eligible loan amount. Ms. Carter asked if people who have received funding can re-apply, to which Mr. Nuttall stated that can, but they cannot exceed the lifetime amount set by NCHFA. Mr. Nuttall also stated that there is an Essential Single Family Rehabilitation program as well as a weatherization program available through the Piedmont Triad Regional Council. He also stated that the weatherization program is available to rental homes as well.

Status Report of Projects on the Properties List of the 2018-2023 Central Business District Redevelopment Plan

- **Randolph County Parcel Identification Number: 7751738346: Acme McCrary Corporation: 170 North Church Street**

Mr. Nuttall next updated the Commission on Acme Mill No. 2 right next to city hall located at 170 N. Church St.; last month staff was surprised to learn that the city's partner and proposed developer of the senior housing complex, Landmark Asset Services out of Winston-Salem, which the city approached for assistance due to their well-documented and successful history in historic rehabilitation development, was not awarded the tax credits necessary to close the financing gap for the project. The city was surprised as the project was believed to be strong and the city had taken many steps to support the project.

The good news is that city staff have spoken at length with Landmark and they remain firmly committed to building this senior housing project. Staff would recommend the city support Landmark's resubmission of a request for tax credits for the project in 2020 and Mr. Nuttall asked the Commission to formally affirm the following by motion:

1. First, that the commission acknowledge that the city initiated pursuit of this senior housing project by requesting an investigation and proposal from Landmark and further memorializing this commitment by way of identification of this project in the 2018-2023 Central Business Redevelopment Plan that was adopted in June, 2018.
2. Second, Mr. Nuttall asked the Commission to reaffirm its support and furthermore, to request City Council to reaffirm its support, for this worthwhile project.

Mr. Holt moved to acknowledge the above affirmations. Ms. Snuggs seconded the motion and the motion was approved unanimously.

Mr. Mark Hensley spoke directly on the Randolph Senior Adults Association in detail about their operation as well as their support for this project to be funded and approved. Mr. Hensley stated that having a senior housing project directly connected to the senior adults association will be a big asset. He stated that after construction, the sky bridge will be open. He also stated that Landmark has agreed to install an elevator on the inside of the senior adult's association building. This would allow seniors to access the senior adult's association as well as the senior housing building without having to go outside of either building. He stated that the association owns the lot next to the senior center which would serve as parking for the residents of the senior housing project. He stated that the board has extended the option to purchase this lot to the Landmark Group at such time as the housing project would get funded and approved for construction. He also went over some of the programs the senior adult's association is involved with, including Meals on Wheels and the transportation services of RCATS.

Mr. Jarrell asked where the Meals on Wheels food is prepared, to which Mr. Hensley replied that Golden Corral in Lexington makes and distributes the food and that the residents have given good reviews on the food. Ms. Carter asked if the RCATS service would transport to the VA for veterans services, to which Mr. Hensley stated that yes, on certain days, RCATS will shuttle to out of county locations with a charge. He stated that there is no charge within the county. Ms. Carter asked if there was a need for volunteers, to which Mr. Hensley replied that volunteers are needed and gave an example of the Meals on Wheels volunteers being able to indirectly check each resident's nutrition habits, their socialization, as well as being able to check on the status of their wellness just by volunteering and being inside the resident's homes. Ms. Snuggs commented that she was very impressed and is volunteering now with Our Place Day Care. Mr. Nuttall thanked Mr. Hensley for being present and being able to make this presentation.

- **Randolph County Parcel Identification Number: 7751738346: Acme McCrary Corporation: 159 North Street**

Mr. Nuttall next discussed the Acme McCrary complex on the east side of the railroad tracks and addressed 159 North St. Since earlier this year, staff has had informal conversations with experienced developers with proficiency in repurposing historic buildings for residential use. These discussions have led to the sharing of information leading us to believe that there is a real potential for a mixture of market rate and affordable housing units, as well as some commercial space, within this facility. It is the staff's opinion that the size and scope of a project within this facility likely warrants independent review of any developer's pro forma financials, especially since whoever develops the property will likely be under similar financial assumptions and constraints. To that end, the city manager has requested and received a proposal from the School of Government (SOG) to perform an assessment of potential financing and structuring and cost assumptions for redevelopment which is expected to cost approximately

\$16,000. Mr. Holt asked how much of the building likely would be repurposed, to which Mr. Nuttall stated that the city would be most interested in a proposal for the entire building. Ms. Libbert asked about the required parking for a project of this size and scope, to which Mr. Nuttall stated that there is a surface lot on North Street that would serve as some of the required parking, as well as some on street parking. Some additional parking may be able to be provided in areas where less historic portions of the building could be removed. Ms. Carter commented that she was happy to hear that staff has started planning for the redevelopment of this particular building. Mr. Nuttall requested a motion that the Redevelopment Commission give concurrence to engage the SOG to initiate an investment assessment subject to certain parameters being met. Ms. Warner made this motion. Mr. Holt seconded the motion and the motion carried unanimously.

- **Randolph County Parcel Identification Number: 7751831174: City of Asheboro: 148 North Street**

Mr. Ogburn stated that the project is rapidly coming towards the completion; the targeted date for opening Friday, December 13, 2019, which will be the date of Christmas on Sunset. He stated that the floor, elevator, bathrooms, HVAC units, as well as generator were in place. He noted that the gym alternatively will be able to serve as an emergency shelter during weather or other related emergencies. He stated that the signage on the front and rear of the building was completed. He stated that one of the final steps is to acquire the keys to the elevator. No formal action was taken during this item.

Code Enforcement Update

Mr. Nuttall stated that this item would be deferred until next month as Mr. Chuck Garner was addressing an Urgent Repair Home project and could not attend the meeting. He also stated that Mr. Ed Brown is back on part time after his retirement and will be assisting in the code enforcement office again.

Consideration of Commission Request for Appointment to Land Development Plan Steering Committee

Mr. Nuttall stated that the City Council likely would consider appointments to the Land Development Plan Steering Committee at its next regular meeting. He stated that he would like for the Redevelopment Commission to be represented on the committee. Upon the offer by Mr. David Jarrell to serve, his name will be forwarded to serve on the committee.

Items not on the Agenda

Mr. Ogburn went over the following items not on the agenda:

- Taco Loco is now open downtown.
- Dustie Gregson and Jerry Neale are still working on their Mill 133 project
- Wells Fargo building downtown for sale.
- Council will consider naming the arboretum and acquiring all the rest of the adjoining properties
- Zoo City Sportsplex still being worked on. There will be a dog park
- New Police Chief will be Mark Lineberry since Chief Jody Williams has retired. He stated that Lineberry will officially be in the position effective October 1, 2019.
- Mr. Talmadge Baker is not doing well and to keep him in thoughts and prayers.
- Thanked Mr. Jarrell for the gift of the arboretum.
- New opportunities for potential firefighters to obtain training at city expense, similar to what the Police Department has recently initiated, are being investigated by the Fire Department.

Adjourn

Mr. Jarrell moved to adjourn the meeting. Ms. McGlohon seconded the motion and the motion carried unanimously. Ms. Carter then announced that the meeting was adjourned.

Brad Morton, Secretary
Asheboro Redevelopment Commission