



MEMO

To: Asheboro Redevelopment Commission

From: Trevor L. Nuttall, Assistant City Manager

A handwritten signature in black ink, appearing to read "T. Nuttall", with a long, sweeping horizontal line extending to the right.

Date: October 3, 2024

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 7, 2024, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, OCTOBER 7, 2024
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Consent Agenda Items:
 - a. Approval of the minutes from the April 1, 2024 regular meeting
 - b. Approval of the minutes from the May 6, 2024 regular meeting
 - c. Approval of the minutes from the August 5, 2024 special meeting
- III. Information on Conditional Zoning Approval for Cypress Point Apartment project
- IV. Outcome of Memorial Square Apartment project request for permanent financing
- V. Briefing on Downtown Parking Study and Strategy
- VI. Latest update on new environmental services collection site located off Trade Street
- VII. Updates from Downtown Development Manager, Addie Corder
- VIII. Other project updates
- IX. Items not on the agenda
- X. Adjourn

Minutes
Asheboro Redevelopment Commission
April 1, 2024
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, April 1, 2024, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Chair
Delilah Warner, Vice-Chair
Owen George, III
Gene Isom
Ann McGlohon
Katie Snuggs

Members Absent:

David Jarrell
Ryan Terry

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

Call to Order

Mr. Holt called the meeting to order.

Anticipated Redevelopment Commission Member Re-appointments

Mr. Nuttall reported that the following Redevelopment Commission members were due for re-appointment:

- David Jarrell
- Gene Isom
- Ann McGlohon
- Delilah Warner

All members expressed interest in serving for another term. He stated that these re-appointments will be on the City Council's agenda for Thursday, April 4, 2024. There was no formal action taken by the commission at this time.

Election of Officers

Mr. Isom moved to retain the current slate of officers. Ms. McGlohon seconded the motion and the motion carried unanimously. The following officers were elected:

- Ross Holt, Chair
- Delilah Warner, Vice-Chair

The following officers were appointed:

- Brad Morton, Secretary

There was no further action taken at this time.

Approval of the minutes from the February 5, 2024 regular meeting

Ms. Snuggs moved to approve the minutes from the February 5, 2024 regular meeting. Ms. Warner seconded the motion and the motion carried unanimously.

Discussion of Land and Water Conservation Fund Application submitted for the David and Pauline Jarrell Center City Garden

Mr. Nuttall provided the following information regarding the above-referenced agenda item:

- Community Development staff have been pursuing grant funding to construct the Jarrell Center City Garden since Master Plan adoption and completion of 100% Design Development Plans last year.
- Grants pursued have been through a state Environmental Enhancement Grant (EEG), Federal Land and Water Conservation Fund (LWCF), and T-Mobile Hometown Grant programs (total of approx. \$718,000 requested)
- EEG request not granted but the city will be reinvited to apply. Feedback was that more funding commitments would improve chances. Rare to receive funding on first application from this region of the state.
- LWCF feedback has been very positive. This program was identified through consultation with the same program staff responsible for reviewing state Parks and Recreation Trust Fund grant applications. A decision on funding is expected this spring.
- The city was not in a positive position to apply for PARTF funding during recent cycles because we already had been awarded and were managing program funding that had been requested for the Sportsplex. That grant is nearing closeout and in addition to submitting a LWCF application, staff is discussing another PARTF application in an upcoming cycle.
- LWCF money would be applied to the parking lot, decorative wall around the Garden's perimeter, construction of the pathways, including the

necessary boardwalk, and a small modular restroom building (not a visitor center).

- City Council has appropriated \$240,000 of phase 1 construction funds. This money has been used for site preparation work that has been occurring on the property the last few months. This is in addition to the funds already dedicated by the city for acquisition and master plan/site design services.

Mr. Nuttall stated that he would answer any questions the commission had. Mr. George inquired if the work being done currently was by the city or if this was hired out. Mr. Nuttall stated that the city crews are doing a large portion of the work. Mr. George inquired about the decision of the decorative wall and what materials will be used to construct the wall. Mr. Nuttall stated that the intent behind the decorative wall is to provide a buffer between the garden and the adjoining properties. He stated that it will be a 6' fence constructed from recycled rubber, which is very durable and easier to construct. He stated that there will be a display panel placed in the garden to showcase the material and the wall design for public feedback. Mr. George inquired which staff members work on grant funding. Mr. Nuttall stated that he and Mr. Justin Luck in the Planning and Zoning Department do a lot of the grant funding internally. Mr. George thanked staff for their hard work. Mr. Holt inquired about if there would be a gate on the North side of the wall to connect potentially to Worth Street. Mr. Nuttall stated that this is not currently planned; However, there is the possibility to add a gate in the future. Mr. George inquired if this connection would require the property owner's permission. Mr. Nuttall stated that this is correct and will likely require some type of easement. Ms. Warner inquired about public feedback at this time. Mr. Nuttall stated that feedback has overall been positive.

There were no further questions, and no formal action was taken by the commission at this time.

Report on request to Duke Energy to participate in the North/Trade Street Infrastructure Project

Mr. Nuttall provided the following information regarding the above-referenced agenda item:

- Plans are 65% complete; the project anticipated burying all overhead utility lines, but project staff is concerned the total project cost will exceed the city's state grant.
- The city does not intend for property owners within the project boundary to be forced to incur significant out of pocket expenses due to our project; the city's projection is that property owner costs could vary from a few hundred dollars to more than \$10,000 per property owner, depending on the age and condition of each building's electrical system, panel, and meter.

- The city, therefore, recently asked Duke Energy to participate in the project; we are hopeful that Duke may want to join us to update its infrastructure now since there would be efficiencies realized. Duke's participation would help us to largely, if not entirely, eliminate property owner costs.
- If the burying of above-ground utilities is eliminated from the project, staff still expects the city to replace all our aged water and sewer lines and to request similar action by PNG. We would make what improvements we can to the sidewalks and implement as much of the current plan's traffic calming and streetscape components as we can.
- We expect to make a decision on how to proceed in the next several weeks. Duke Energy personnel have been very helpful as we have worked to determine feasibility and we hope Duke will become an active partner in implementing this necessary infrastructure project. The original scope would take 8-10 months of construction but would require less time if existing overhead utilities are not relocated underground. Construction would not commence until late 2024 at the earliest as we have a few more months of design work remaining regardless of the direction we take.

Mr. Nuttall asked if the commission had any questions. Mr. Holt inquired if trash and recycling will be moved off the street. Mr. Nuttall confirmed that this is still on schedule and will be a City Council action item at the next meeting. Mr. George mentioned a development in Reidsville undergoing a large utility line burial process.

There were no further questions, and no formal action was taken by the commission at this time.

Status of planned tank removal at the Historic Mill located at 159 North Street

Mr. Nuttall provided the following information regarding the above referenced agenda item:

- The City Council authorized an engagement with DH Griffin to remove a 20,000 UST tank from the city property.
- This removal was viewed as a necessary project to undertake with the state grant awarded the city for site redevelopment.
- Tank removal preparations began in March and activity was ongoing as of last week. The closeout report has not yet been reviewed by Community Development Division staff but the necessary pre-construction clearances and fire construction permit and inspection, per the state fire code, have occurred. Project scope anticipated about 10,000 gallons of fuel mixture to be present and requiring removal.
- City specifications required backfilling with ABC stone and roller compaction to stabilize the ground and protect the building and

smokestack from movement resulting from the tank removal. Third party soil sampling to verify clean soil adjacent to the tank also was part of the engagement.

- Cost estimated to be \$65,000 with funds being provided by state infrastructure grant.

There were no questions, and no formal action was taken by the commission at this time.

Upcoming Events

The following events were listed for the commission:

- Thrifty Thursday Movie at Sunset Theatre: "Smokey and the Bandit" – April 4th at 1 p.m.
- Asheboro Jazz Fest – April 5th and 6th at 7 p.m.
- Randolph Youth Theater Company presents "Willy Wonka, Jr." at Sunset Theatre on the following dates:
 - o Thursday, April 11 - 7:00 PM
 - o Friday, April 12 - 7:00 PM
 - o Saturday, April 13 - 2:00 PM
 - o Saturday, April 13 - 7:00 PM
 - o Sunday, April 14 - 2:00 PM
- Zoo City StrEAT Fest – April 20th from 5-8 p.m.
- Expected Grand Opening of Zoo City Sportsplex

Mr. George commented that an improved social media presence and outreach will be very important for the city to get this information to the public. Mr. Nuttall mentioned that there will be a new Public Information Officer starting next week in a part-time position to promote and assist with these events as well as maintaining the city's website and social media platforms.

Mr. Isom mentioned that the public was leaving downtown over the weekend due to a lack of parking. Mr. George mentioned that provided awareness of where free public parking is available may change the public's perception of the lack of parking. He stated that the proximity of parking to downtown may be located within walking distance, however there is parking available. Mr. Holt mentioned that the Randolph County Courthouse and the Asheboro Randolph Public Library have available parking. Mr. Nuttall mentioned the 3-tier gravel parking lot is also available. He also mentioned that a parking study may be needed in the future.

There were no further questions or comments, and there was no formal action taken by the commission at this time.

Items not on the agenda

There were no items at this time.

Adjourn

Mr. Isom moved to adjourn the meeting. Ms. Warner seconded the motion. Hearing no objections, the motion carried unanimously. At this time, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission

Minutes
Asheboro Redevelopment Commission
May 6, 2024
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 6, 2024, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Chair
Owen George, III
David Jarrell
Katie Snuggs

Members Absent:

Gene Isom
Ann McGlohon
Ryan Terry
Delilah Warner, Vice-Chair

Also present were Bill McCaskill, City Councilmember; Alyssa Chapuis, Public Information Officer; Addie Corder, Executive Director, Downtown Asheboro, Inc.; John Evans, Assistant Community Development Division Director; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director

Call to Order

Mr. Holt called the meeting to order, noting that a quorum was not present for action items.

Approval of the minutes from the April 1, 2024 regular meeting

Mr. Holt noted that since a quorum was not present, the commission will defer the above-referenced action item until the September 3, 2024 regular meeting.

Introduction of Public Information Officer, Ms. Alyssa Chapuis

Mr. Nuttall introduced Ms. Alyssa Chapuis, Public Information Officer for the City of Asheboro. He stated that Ms. Chapuis' role will be communications, marketing, social media administration, website management, and overseeing Channel 8. Ms. Chapuis addressed the commission and provided a bit of background information about herself. She stated that she attended UNC-Charlotte and obtained an undergraduate degree in communications with a concentration in mass media and a minor in sociology. She stated that she was

born in Asheboro and is excited to be the new staff person to grow marketing and communications for the City of Asheboro. The commission thanked her for being a part of the team at the City of Asheboro.

Progress reports on various downtown developments

Mr. Nuttall provided the following information to the commission:

Trade Street Infrastructure

- Replacement of underground and overhead utilities, resurfacing of roadway, and construction of new sidewalks has been on hold while city and Duke Energy officials have been discussing opportunities for a joint project.
- In March, city staff formally requested Duke Energy to consider participating in the project due to the age, condition, and proximity of its lines to building openings.
- In April, Duke Energy indicated a willingness to participate in the project and provided the city with favorable terms for it to complete most of the electrical work.
- If accepted and financially feasible, the 65% designs can move forward, and the project could begin late this year.

Mr. Jarrell noted that Duke Energy is upgrading lines as of now, therefore he stated the timing on this could be beneficial.

Mr. Holt asked what 65% designs are. Mr. Nuttall stated that the Wooten Company, the design team that the city is working with, has gotten around 65% of the plans completed but paused based on if the infrastructure plans get accepted.

There were no further questions or comments, and no formal action was taken by the Commission.

Downtown Solid Waste

- Work continues towards controlling the necessary property to construct the new solid waste collection site on property presently owned by Downtown Asheboro, Inc.
- In April, the city council authorized the offering of city property for a public right-of-way that would provide the necessary access to the new collection site.
- The city is waiting for one final landowner signature necessary to acknowledge the existence of the new right-of-way.
- Once obtained, the city can take possession of the land needed for the collection site.

There were no questions or comments on this item, and no formal action was taken by the Commission.

Preservation of Historic Mill

- 20,000-gallon Underground Storage Tank (UST) was successfully removed several weeks ago.
- Part of the removal process is environmental sampling to determine if any remnants from the tank are in the ground and pose an environmental concern.
- Sampling did indicate the presence of chemicals above the state standard and this finding was reported to NCDEQ.
- As is standard, NCDEQ directed the city to perform a Limited Site Assessment to determine the extent of any contamination and to develop a plan to protect public health and safety.
- That work is underway and once concluded, a report to NCDEQ will be remitted and the city will work with the state to address any environmental concerns prior to the property being sold and redeveloped.

There were no questions or comments on this item, and no formal action was taken by the Commission.

Jarrell Garden

- The city continues to wait for an announcement of funding on two grant applications totaling about \$475,000.
- In the meantime, work continues on identifying the property fence or wall to be installed to secure the property.
- A sample of the wall is now on the site to elicit public feedback on the design and color of the potential product which is comprised of recycled rubber and is made to look like masonry (next slide).
- USACE determination still not rendered - the city's environmental consultant also has advised that the city not pursue assistance from our congressional contingent and has advised that there is a significant backlog.
- Work will be done assuming the presence of wetlands and construction won't occur in those areas until clearance is granted.

He then showed an example of the wall sample and noted the environmental benefits of a recycled rubber wall.

Mr. George asked how this wall would be mounted. Mr. Nuttall stated that it is grooved with metal supports going into concrete and that the rubber wall is paneled to fit together. Mr. George asked how thick the wall would be. Mr. Nuttall stated that the wall would be a 4-inch-thick material. Mr. Jarrell remarked that the material appeared to be very durable and inquired if it is the same

material on each side. Mr. Nuttall confirmed that it would be the same appearance and material on either side of the wall. Mr. Holt remarked that the color scheme would fit with the landscaping and that the appearance of the wall would be softened with all the plantings.

There were no further questions or comments, and no formal action was taken by the Commission.

Former Cranford Industries Building

- Jerry Neal and Dustie Gregson continue to pursue partners to finish redevelopment of the historic building behind The Table.
- City staff met with the owners and brokers several months ago to receive an update on efforts.
- A meeting is scheduled for later this month to learn more about the status of those efforts.
- Parking (not surprisingly) has been identified as a key consideration for many redevelopment scenarios.
- Following the Commission's summer break, staff hopes to be able to report more on plans and timeframes if a project comes together.

Mr. Jarrell inquired about the mentioned partnership that Mr. Neal and Ms. Gregson are continuing to pursue. Mr. Nuttall stated that these were potential investment partners and development teams to design and build the project. He stated that they have not asked the city to participate at this time.

There were no further questions or comments, and no formal action was taken by the Commission.

Follow up on downtown parking discussion from April meeting

Mr. Nuttall provided the following information to the commission:

Follow-up On Downtown Parking Discussion

- Temporary signage on weekends to identify and direct visitors to available public parking areas was discussed with the city manager and is in process.
- Staff have been looking at the information available and disseminated in other communities to inform the public about parking options.
- City staff will request that the council authorize solicitation of professional services to identify and select a firm to complete a downtown parking study this summer (goals on next slide).
- We expect to continue to work on this topic and will report to the commission following the summer on those efforts in September.

Goals – Improved Downtown Parking

- Improved signage
- Online and mobile availability of parking information
- Ensuring an appropriate level of vacancies in all areas to ensure continuous availability (may require renewed enforcement and identification/adjustment of market peaks)
- Works towards opening up private lots for public use.

He then showed examples of parking maps and signage that could potentially be used or improved upon in the future.

There were questions or comments on this item, and no formal action was taken by the Commission.

Recap on past and future downtown events by Ms. Addie Corder, Executive Director, Downtown Asheboro, Inc.

Ms. Addie Corder, Executive Director, Downtown Asheboro, Inc (DAI) mentioned, in addition to the parking agenda item, that DAI updated their website recently and have added downtown walking and parking maps. Ms. Corder recapped and reported on previous downtown events including the Zoo City “Streat” Fest. Marketing efforts helped this event to be very successful for downtown merchants and restaurants as well as mutually beneficial to zoo visitor numbers. She stated over 1500 people were downtown over the course of the event. She stated this is an event that downtown would like to hold in the future. She mentioned the City’s Summer Concert series are coming up, which draws up to 4000 people on the Friday night concerts and 1200 people on Sunday night concerts. She stated that as part of the website redesign, they have integrated an event calendar, which should help people navigate through the various concerts and events that will be occurring downtown. Mr. Nuttall asked if DAI coordinates all the events. Ms. Corder stated that that she is working with the Tourism Development Authority (TDA) to streamline all events and encourage anyone having events downtown to submit and share their information with either TDA or DAI to get all events on their respective calendars. Mr. George mentioned that there should be more communications in Spanish due to the rising Latino population and could be missing some of the economic benefits from marketing and communicating to this population.

There were no further questions or comments, and no formal action was taken by the Commission.

Items not on the agenda

There were no items at this time.

Adjourn

After hearing no objections, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission

Special Meeting Minutes
Asheboro Redevelopment Commission
August 5, 2024
9:00 AM

The Asheboro Redevelopment Commission held a special meeting on Monday, August 5, 2024, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Chair
Delilah Warner, Vice-Chair
Owen George, III
Gene Isom
David Jarrell
Ann McGlohon
Katie Snuggs

Members Absent:

Ryan Terry

Also present were Brad Morton, Planner/Zoning Administrator; Trevor Nuttall, Community Development Division Director

Call to Order

Mr. Holt called the meeting to order

Presentation of a request from Wynnefield Forward, LLC for city financing to support construction of an affordable housing development to be named Memorial Square

Mr. Nuttall reported the following information:

- Development team for the planned senior housing complex has informed the city manager of certain financial and site constraints that have delayed the project.
- In addition to continuing to refine its construction plans, the developer has requested the city consider providing part of the gap financing still needed via a \$650,000 loan (2% / twenty-year term with balloon payment).
- The city has supported affordable housing initiatives in the past using similar mechanisms (Mill Lofts and Sunset Place) – facilitation of affordable housing is a public purpose that the city is permitted to assist.
- A draft letter of commitment is in the Commission's packet – the language reflects what the NC Housing Finance Agency uses.
- City's security instrument would be second lien deed of trust.

- Development also has received LIHTC award from NC Housing Finance demonstrating community need and project feasibility.
- City Council will consider the request at its August 8 meeting – Commission input requested.

He presented an overall site plan of the proposed development for the commission's reference. He then asked the commission if there were any questions.

There was general inquiry and discussion regarding the type of loan, the interest rate, the amount of assistance, the payback period, the current proposal, some design aspects of the project, the development's tax status, which would not be tax-exempt, and the type of project that could be built without assistance from the city. There was a consensus by the commission that the interest rate should be increased from what is being proposed. Ms. McGlohon inquired on what would be the penalty if the developer defaulted on the loan. Mr. Nuttall stated that the primary lien holder would be protected first, over the second lien deed of trust.

Mr. Isom moved to recommend to the City Council that the Redevelopment Commission is in favor of the loan, but with an increase to the interest rate at no more than double the initial 2%. Ms. Snuggs seconded the motion, and the motion carried unanimously.

Updates regarding the following:

a. Sale of the historic 1909 mill formerly owned by Acme-McCrary

Mr. Nuttall reported the following information:

- In late June, after authorization from the city council, the property was sold to Downtown Asheboro, Inc. for the appraised value. The sale was expressly for the purpose of historic preservation. Protective covenants were recorded with the deed which requiring certain architectural elements of the building to be saved and demolition prohibited unless specific approval granted
- Following the purchase, Downtown Asheboro Inc. sold the property to Asheboro Hosiery, LLC, a corporation affiliated with Clachan Properties who intends to develop the property into market rate apartments and a yet-to-be-determined mix of non-residential uses (city zoned property for office and apartment development)
- Developer will have to work to secure the parking necessary for final uses

Mr. Nuttall then asked the commission if they had any questions. Mr. Holt inquired about market rate vs. luxury apartments and what the difference in rates of these two types of apartments would be. Mr. Nuttall stated that this is up to the development company's discretion. There was also a question as to the

timeframe for completion. Mr. Nuttall stated that it's likely we wouldn't see units available for potentially two to three years based on repairs and overall construction time for the scale of this project.

There were no further questions, and the commission took no formal action on this agenda item.

b. Recent solicitation for professional services to complete a downtown parking study and strategy

Mr. Nuttall reported the following information:

- City has received 5 responses to its solicitation for professional services related to development of a downtown parking plan and strategy
- Expect to make a recommendation to Council in September after negotiating cost and scope with the most qualified firm
- Anticipated objectives:
 - Evaluate existing public parking supply and demand
 - Assess the regulatory framework designed to manage public parking operations
 - Establish current and anticipated parking needs
 - Develop a rational and feasible strategy to ensure continued parking availability
- In addition, staff has been working to communicate parking options

He then showed examples of temporary signage to highlight where available parking was located. He also showed a Downtown Asheboro Parking Map, generated by Ms. Alyssa Chapuis, Public Information Officer, which highlights all areas of public parking within the Downtown Area.

Mr. Nuttall asked the commission if there were any questions. Mr. George inquired about the on-demand transit program with PART and the Zoo City Loop and if this would be part of the study. Mr. Nuttall mentioned that there was money awarded from an NCDOT grant for electric vehicles for the Zoo City Loop. Staff had discussed whether an on-demand, Uber-style, micro transit approach might be the right route for the City of Asheboro but that the City is still weighing options. It is possible that the Zoo City Loop, a fixed route service, might still be the method recommended. Factors to be considered include whether the NCDOT grant will fund on-demand micro transit or if it must go towards a fixed route service as originally proposed; overall cost of the two options also is being evaluated.

There were no further questions for Mr. Nuttall at this time and no formal action was taken by the commission on this agenda item.

c. Urgent Repair Program progress

Mr. Nuttall provided the following information:

- 5 homes have been completed
- 5 homes are pending or underway
- One applicant passed away
- One home's conditions may be beyond what is feasible through URP
- We expect to assist no more than 11 homeowners this cycle
- At least 50% of applicants considered extremely low-income as required by program
- Next cycle of program funding won't be available until at least 2026
- Staff will continue to make referrals to partners; continues to be significant need, including outside the city limits

Mr. Nuttall asked the commission if there were any questions. There were no questions from the commission for Mr. Nuttall at this time. No formal action was taken by the commission on this agenda item.

d. Other statuses (Trade/North St. Infrastructure & new environmental services and parking site)

Mr. Nuttall provided the following information:

- Jarrell Garden: public hearing to request reassignment of federal CDBG funds for Garden construction on August 8 – public invited and permitted to advocate for any eligible project during the hearing. The following action was taken:
 - Ms. Warner moved that the Redevelopment Commission support the funding of the Jarrell Garden and that this be mentioned at the public hearing on August 8th. Mr. George seconded the motion, and the motion carried unanimously.
- Trade/North Street Infrastructure and new environmental services and parking site: infrastructure project will include burying power and other utilities after council voted to approve work order from Duke Energy. Construction not expected to begin until 2025. New garbage and recycling collection area and small parking lot will be built over the next 4-5 weeks. Can collection structure on Trade Street will be removed after completion.

He then asked the commission if there were any questions about other projects. Mr. Isom inquired if there was any more information about Chandler Concrete moving from downtown. Mr. Nuttall stated that he hasn't heard any new information regarding this project, however he stated that he believes the Economic Development Corporation (EDC) is involved in assisting with finding a suitable property for relocation and that access to rail infrastructure will be a crucial factor in determining a new location. Mr. Holt inquired about a recent

news article related to the Zoo City Sportsplex and change orders. Mr. Nuttall stated that the scope of the work had changed so much that there was consistently a need for more funding due to cost of materials and construction, including turfing of all fields and more concrete than anticipated. Mr. Holt also mentioned a trash smell coming from downtown and permeating all the way to the library. Mr. Nuttall stated that this should be resolved soon with the addition of the new garbage and recycling collection areas mentioned previously.

There were no further questions for Mr. Nuttall from the Commission.

Items not on the agenda

There were no items at this time.

Adjourn

After hearing no objections, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission