



MEMO

To: Asheboro Redevelopment Commission

From: Trevor L. Nuttall, Assistant City Manager

Date: October 30, 2024

RE: Asheboro Redevelopment Commission Regular Meeting

A handwritten signature in black ink, appearing to be "T. Nuttall", written over a light blue horizontal line.

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 4, 2024** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, NOVEMBER 4, 2024
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the October 7, 2024 regular meeting
- III. Presentation of 2023 Urgent Repair Program Quarter 3 Report
- IV. Update on CASPN Rehabilitation Project with Funding Provided by Community Development Block Grant – Neighborhood Revitalization Program
- V. Assistant City Manager Trevor Nuttall will share Mayor David Smith’s remarks given at the Asheboro Randolph Chamber of Commerce Retreat
- VI. Items not on the agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
October 7, 2024
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, October 7, 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 Alyssa Chapuis, Public Information Officer; Addie Corder, Downtown Development Manager; John Evans, Assistant Community Development Division Director; Brad Morton, Planner/Zoning Administrator; Trevor Nuttall, Assistant City Manager

Call to Order

Mr. Holt called the meeting to order.

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**

Mr. Holt entertained a motion to approve the consent agenda provided there are no corrections or additions to any of the minutes. Hearing no corrections or additions to the minutes, Mr. Jarrell moved to approve the consent agenda. Ms. Snuggs seconded the motion, and the motion carried unanimously.

Information on Conditional Zoning Approval for Cypress Point Apartment Project

Mr. Nuttall provided the following information on the proposed development:

- Former church property at Sunset Avenue and S. Cherry St.
- 1.5 acres presently with 2 structures that had previously been approved to be redeveloped into office and apartments and a banquet center – that development never moved forward
- A new entirely multi-family zoning district approved by city council last month
- Project will include 1 3-story building consisting of 38 2-bedroom and 14 1-bedroom apartments
- Units are expected to be offered at market-rate

He provided a site plan and proposed building elevations of the project. He stated that this project will be of a similar height and mass of Sunset Place Apartments. He noted that both Planning Board and City Council had similar conversations, including some concerns regarding density and parking, but ultimately made the decision to approve the request.

Mr. Holt noted that he attended the Council meeting and stated that this would have been a hard decision to make, but also stated that the property in question is in need of development after having been on the market for a long period of time. Mr. Nuttall also mentioned that the project, if well-managed, will be a good addition to the city's housing stock. Mr. George inquired if this is market rate housing, and if this is the first such development in downtown. Mr. Nuttall stated that this is market rate housing and that there are other projects within the city that are market rate, however this is one of the first downtown. Mr. Jarrell inquired on where future tenants are travelling from to make the decision to live in Asheboro. Mr. Nuttall stated that some of this could stem from future employment opportunities with Wolfspeed and Toyota. There were no further questions, and no action was taken by the commission on the above-referenced agenda item.

Outcome of Memorial Square Apartment project request for permanent financing

Mr. Nuttall provided the following information:

- In August, Commission heard a request submitted by the developer for city financial support to support the 48-unit senior housing project between Church, Hammer, Kivett, and Lanier.
- The request sought a 2% / 20 year loan with minimal annual payments and one final balloon payment at the end of the term.
- The Commission, after hearing and discussing the request, recommended that the city council offer financial support to the project but suggested that the interest rate should be increased to no more than 4% in light of the

current economic environment versus conditions when the city last provided such financing several years ago.

- At the August city council meeting, the Commission's recommendation was considered and was accepted – a 4% APR loan was offered to the developer. The council also increased annual payments from \$10,000 to \$25,000.
- The loan is expected to close this month.

He stated that there will be action by the City Council at their regular October meeting to finalize this funding project. There were no questions, and no action was taken by the commission on the above-referenced agenda item.

Briefing on Downtown Parking Study and Strategy

Mr. Nuttall provided the following information:

- Central Business District parking assessment is beginning this month.
- The city selected Walker Consultants to lead the project through a qualification-based selection process. The firm specializes in parking planning, design, operations, and the use of technology to evaluate parking systems.
- Consultant was in town for informal observations during Fall Festival.
- Data collection will begin later this week, weather permitting.
- The study will document parking usage over a typical Friday and Saturday and will conclude with a final report that provides short- and long-term actionable recommendations to improve the downtown parking environment.
- There will be opportunities for public input over the next several weeks via a public open house, stakeholder interviews, and an online survey. The Final Report is expected to be available by spring of 2025.

Mr. Holt inquired if the parking studies would include observing conditions on a Friday during the day to account for a busier workday, as well as the weekends. Mr. Nuttall stated that this is correct, to account for the peak hours of business. There were no further questions, and no action was taken by the commission on the above-referenced agenda item.

Latest update on new environmental services collection site located off Trade Street

Mr. Nuttall provided the following information:

- Construction of the new garbage and recycling collection site began last month.
- Significant amount of construction debris had to be removed prior to proceeding

- This week, Public Works will continue concrete work (new gutter/curbing/sidewalk components of the project).
- Once the concrete work is finished, the new cavities for the specialized dumpsters will be constructed. These dumpsters are low-profile because a lot of the volume is below grade.
- Once the project is complete, the can collection structure will be removed and property owners and businesses that now utilize that structure to store cans will be directed to use the new dumpsters.
- The project is likely to be substantially complete by December.

He provided a site plan of the project and stated that the current collection trucks can still service these dumpsters without the need to purchase new vehicles. Mr. Holt inquired about the driveway proposed on Trade Street. Mr. Nuttall stated that this driveway is proposed to be a one-way driveway to allow tenants and owners to push their collection cans to the site for disposal. He also mentioned that getting the can collection system off Trade Street will open the street up and be important when Trade Street improvements occur. There were no questions, and no action was taken by the commission on the above-referenced agenda item.

Updates from Downtown Development Manager, Addie Corder

Ms. Corder reported on the following items:

- Fall Festival was a great turnout this year.
- Former Randolph Savings and Loan building in process of obtaining tax credits for a hotel project.
- Former Acme-McCrary mill site owned by Clachan Properties, in process of redevelopment.
- Mill 133: Dustie Gregson seeking opportunities with investors towards the goal of a boutique hotel and mixed use facility with potential for a restaurant, spa, and storefronts.

Mr. George inquired if anyone from the city was attending the Preservation NC conference coming up. Ms. Corder stated that at this time there won't be anyone in attendance, but will keep it in mind for next year. Mr. Holt inquired about Mill 133 and if the project included the Belk building near The Table. Ms. Corder stated that this piece is not part of the Mill 133 project. There were no further questions, and the commission took no formal action on the above referenced agenda item.

Other project updates

Mr. Nuttall reported on the following projects:

- **David and Pauline Jarrell Center City Garden:** Received confirmation from Army Corps of Engineers in August that there are wet soils on the property. Now, the City is ready to move forward with state permitting for erosion control, site disturbance, and stream remediation efforts. We are waiting to hear back from the Land and Water Conservation Fund grant funding. Council has allowed staff to ask for the remaining funding from Department of Commerce for COVID-19 relief assistance to be reallocated for construction of the garden. He stated that the Commerce Department must agree to this reallocation. The construction of the garden likely will have to go through a bidding process to contract outside of the City's workforce due to the magnitude of the project.
- **Library projects:** Mr. Holt spoke on HVAC replacement, which will be roof mounted units. He stated that to remove the old units, the roof will have to be opened. He stated that eave repair is paused until they open the roof and then the contractors will look at the structure to come up with a remediation plan for overall roof and eave repair. HVAC repair will start estimated November 18th and the first part of the project will be preparing the roof for repairs. Mr. George inquired if the roof-mounted units will be visible. Mr. Holt stated that it's unlikely the units will be visible from the street. Mr. Jarrell inquired about the responsibility of cost sharing between the County and the City. Mr. Holt stated that the County operates the library and pays the staff. He stated that the City is responsible for the building maintenance and major capital projects.

Mr. Nuttall mentioned that the high speed charging stations at the library, installed through a Duke Energy pilot program designed to deploy these units to gather usage data. He stated that this program will be coming to an end soon. He stated that a decision will need to be made to determine what will happen to these units. Mr. George inquired if there is a way to create a local initiative to show support in keeping the charging stations. Mr. Nuttall stated that they would be removed if the cost to purchase the units is unreasonable or if the overall maintenance costs is unreasonable. He stated that it could be useful for organizations to show support in keeping them at some time. Ms. Warner inquired how many stations are available. He stated that there are a few stations at city hall, however these are not the high speed charging stations. Mr. George asked if there is a cost to use it. Mr. Holt confirmed there is a small cost at this time, however, if it was a privatized station, it would cost more.

There was an inquiry on when the zoo statues would be placed at the Library. Ms. Corder stated that the passageway sculptures from North America and Africa are currently located in Bicentennial Park. The other zoo statues have yet to be relocated to the library and the Sportsplex. There has been a pause put on the removal of these statues because the zoo has been very busy this time of year. Ms. Corder stated that the goal

is to have the statues removed from the zoo and relocated to the library and Sportsplex by the end of the year. Mr. Holt asked why they are relinquishing these sculptures. Ms. Corder stated that as the Zoo exhibits get updated, they want to update new features within these exhibits.

There were no questions, and the commission took no formal action on the above referenced agenda item.

Items not on the agenda

There were no more items at this time.

Adjourn

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

Brad Morton, Secretary
Asheboro Redevelopment Commission