



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: January 31, 2024

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, February 5, 2024, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, FEBRUARY 5, 2024
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the January 8, 2024 regular meeting
- III. Annual Report: Building Inspections
- IV. Annual Report: Code Enforcement
- V. Development Update
- VI. Items not on the agenda
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
January 8, 2024
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, January 8, 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 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. He and the commission also wished Ms. Snuggs a happy belated birthday.

Approval of the minutes from the December 4, 2023 regular meeting

Mr. Jarrell moved to approve the minutes from the December 4, 2023 regular meeting. Mr. Isom seconded the motion and the motion carried unanimously.

Update on 2023 Urgent Repair Program

Mr. Nuttall gave a visual presentation to the commission with the following information:

- 14 total applications received.
- 12 appear to meet income and special criteria for eligibility – several applicants still need to provide updated benefits statement (SS increase occurring in 2024)
 - 1 household exceeds income limits.
 - 1 application we are still gathering information for

- 6 <30 percent AMI
- 6 <50 percent AMI
- Home inspections expected to be scheduled with homeowners this week – PTRC housing program staff and city Community Development staff are planning to meet on-site with applicants beginning January 24
- Following final confirmation of income eligibility and qualified repairs, work write-ups will be prepared, and projects bid, likely in February. Repairs could begin in late February or sometime in March for the first recipients.
 - Depending on the number of contractors available, work could continue well into the summer.
 - All repairs must be under contract in 2024.
 - Expect to spend all the amount awarded to the city \$132,000 – no local funds beyond in-kind costs being spent by the city.

Mr. Nuttall asked the commission if there were any questions. Mr. George asked if City staff was working on this program. Mr. Nuttall stated that it is a team effort between planning staff, code enforcement, and the Piedmont Triad Regional Council (PTRC). Mr. George thanked the staff for their work on the program. There were no further questions, and no formal action was taken by the commission at this time.

Report on NCDOT State Transportation Improvement Program (STIP) 2024-2033

Mr. Nuttall gave a visual presentation to the commission with the following information:

- The 2024-2033 State Transportation Improvement Program comprises 2,362 projects — some in every county across the state — including 609 non-highway projects (aviation, public transit, rail, ferry, and bicycle/pedestrian). Most were identified through a data-driven scoring approach called Strategic Prioritization.
- The N.C. Department of Transportation uses a data-driven process for prioritizing major transportation in North Carolina and making investment decisions.
 - Projects are evaluated based on their merit through an analysis of the existing and future conditions, the benefits the project is expected to provide, the project's multi-modal characteristics and how the project fits in with local priorities.

Each of NCDOT's six modes of transportation (highway, ferry, rail, public transportation, bicycle & pedestrian, and aviation) uses a data-driven approach for ranking projects.

- The 2024-2033 State Transportation Improvement Program was adopted by the NCDOT Board in December, 2023

He gave a breakdown of the projects across NC below:

Transportation Mode	Total Projects
Aviation	74
Bicycle/Pedestrian	381
Ferry	5
Highway	1,753
Public Transit	48
Rail	101
Total	2,362

He noted that a significant number of projects are not funded – inclusion indicates agreement that project is warranted.

He spoke on the funding of projects:

- 3 “pots of money” for major projects
 - Division-level
 - Region-level
 - State-level
- Other “pots” exist for maintenance, safety, and accessibility improvements – generally less expensive projects.

He also provided a table with more information on the following page:

Funding Category	Revenue Distribution	Description
Division Needs	30 percent	Revenue in this category is shared equally over NCDOT's 14 transportation divisions . Project scores are based 50 percent on data and 50 percent on rankings by local planning organizations and the NCDOT transportation divisions.
Regional Impact	30 percent	Projects on this level compete within regions made up of two NCDOT transportation divisions , with funding based on population. Data makes up 70 percent of the project scores in this category. Local rankings account for the remaining 30 percent.
Statewide Mobility	40 percent	Projects in this category are based 100 percent on data.

He showed a division map and noted that the City is in Division 8. He went over the 2024-2033 STIP Funding availability for committed projects and noted that Division 8 and Division 10 are paired together in the regional impact category.

Mr. George inquired about the 64 southern loop and if this was a STIP project. Mr. Nuttall stated that this likely was a statewide project, funded differently than a STIP project. He stated that this was also likely a legacy project that predates the current process. He showed an interactive STIP map and went over different map colors to clarify which projects are division, regional, and statewide mobility.

He stated that NCDOT is already planning for the next STIP Development project and provided the following table on the following page:

Milestone	Dates*
Data scores and Statewide Mobility funded project list released	Spring 2024
Public comment period on Regional Impact projects & release of Regional Impact funded project list	Summer 2024
Public comment on Division Needs projects	Fall 2024
2026-2035 draft STIP released	Early 2025
2026-2035 STIP adoption by N.C. Board of Transportation	Summer 2025
Federal Highway Administration approval of 2026-2035 STIP	Fall 2025

**Future dates are preliminary and subject to change*

Mr. Nuttall mentioned that the city can provide a local match to assist in ensuring a project is funded. Mr. McCaskill inquired about funding for maintenance of roads and mentioned that the Powell Bill doesn't generate a lot of revenue for road maintenance. Mr. Nuttall stated that these repairs are prioritized on the local level. He also mentioned the different ways that citizens can report road maintenance needs. There were no further questions or comments, and no formal action was taken by the commission.

Status of NCDOT Transportation Alternatives Program (TAP)

Mr. Nuttall provided the following information regarding the TAP program:

- Various accessibility improvements have been made under an NCDOT-funded program.
- Generally, these install short segments of missing sidewalks and, more often in Asheboro, proper ADA ramps at intersections on state-maintained roadways.
- Not a maintenance program – the city is responsible for the maintenance of all sidewalks within public right-of-ways.
- Program seeks input from local jurisdictions.

- The city has actively participated in identifying needs for several years, which has resulted in important accessibility improvements across the city.
- No local funds are used in the TAP program.

Several of the commission members mentioned the area of Sunset Avenue, Salisbury Street and Lexington Road, near the crossover of the interstate, being an area of improvement. Mr. Nuttall mentioned that area residents have reached out to the City Council regarding this area. He noted that this project has been submitted into the 2026 STIP Program and pointed out that any improvement will likely be costly. Mr. George mentioned the on ramp heading north onto the interstate from Salisbury Street being a merging maneuver from left to right, rather than a typical right to left merge. Mr. Nuttall noted that this is very different from typical entrances onto interstates. He mentioned the Asheboro exit, which is a left merge from the interstate, being another example of a different type of merging maneuver. There were no further questions from the commission and no formal action was taken at this time.

Update on Memorial Square Apartments

Mr. Nuttall provided the following information:

- Structures have been removed in the block of Church, Kivett, Hammer, and Lanier
- The city had initially proposed partnering with the property owner for controlled emergency response training following the structures being vacated and cleared of hazardous materials by the property owner.
- Before the agreements could be signed for training use, the unauthorized occupancy of several of the structures occurred leading to a fire at the duplex on S. Church Street
- In order to protect public safety, the city and property owner elected to partner to expeditiously remove all of the structures from the property.
- The site is now cleared of former dwellings and the city expects construction to begin within the next several weeks – a zoning permit has been issued and building permits could be released soon.
- Project will construct 48 affordable housing units for seniors.

Mr. Holt asked if curb and gutter would be on all streets of this block. Mr. Nuttall stated that curb and gutter would be installed throughout the block. Mr. George stated that this project will be an improvement to the entire block. Mr. Holt inquired if the property would be landscaped differently than overgrowth and woods. Mr. Nuttall stated that landscaping along the sidewalks will likely be installed, however the wooded portions of the lot likely will remain. There were no further questions and there was no formal action taken by the commission at this time.

Items not on the agenda

Mr. Nuttall mentioned the following items:

- City Council meets Thursday, January 11
- 350 units on +/- 90 acres between New Bern Ave. and Zoo Pkwy on agenda.
- Interest in residential development remains very high – economic and other factors (recent inflation affecting construction costs and interest rates as well as upcoming national elections which will have bearings on monetary and regulatory policies) appear to have tempered the pace of that investment to some degree.
- Possible that another 300+ units could be proposed in northern Asheboro depending on the outcome Thursday evening.
- Other development activities
- Location of third fire station purchased.
- NC Zoo may be coming into the Corporate City limits.

The commission inquired on the following topics:

- Trade Street Improvements. Mr. Nuttall stated that there was a public meeting held at the Asheboro Recreation Center in November regarding these improvements. He stated that there were around 20 or more people in attendance and were generally supportive of the project. He stated that the next steps are to meet with property owners and discuss interior connections to new electrical services.
- Potential for a parking deck. Mr. Nuttall mentioned that there has been no current conversation about this at this time.
- The potential for seeking a new location for Chandler Concrete out of the downtown area.
- David and Pauline Jarrell Center City Garden. Mr. Nuttall mentioned that there was a December meeting on-site and will meet again on-site soon to discuss demo of trees and landscaping. He stated that the City Council will hear an update and a request for funding to start construction. He mentioned the need for fencing to keep people out of the work areas during construction. He stated that plantings will likely be installed in the fall. He mentioned that a concrete walking trail likely will be installed, rather than a natural surface trail. Mr. George noted that there are other forms of walking surfaces that could potentially be more beneficial. Mr. Nuttall mentioned that this is something that can be discussed with the City Council.
- PART transit system having smaller vehicles for transportation. Mr. Nuttall mentioned a potential micro transit ride share system that could be in place in the future to give citizens without vehicles to move around the city.

- Mr. Holt gave a talk on the David and Pauline Jarrell Center City Garden that will be available online shortly.
- Mr. George gave a short talk on the planters in front of the Randolph-Asheboro Public Library. He mentioned that the building is a historic landmark and there will be artwork installed in the planters, including the old gates from the North America and Africa exhibits of the NC Zoo. He commended the city for the great work they have done. He mentioned that the need for cleanup efforts to the building will likely occur soon.
- Landmark Commission meeting on January 24th and will be considering two owner-driven nominations – the Dr. Charles Phillips house in Trinity and the Randolph Savings and Loan building in Asheboro – at 6 p.m. at the Randolph-Asheboro Public Library.

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

Adjourn

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

Brad Morton, Secretary
Asheboro Redevelopment Commission