



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: February 1, 2023

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, February 6, 2023 at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, FEBRUARY 6, 2023
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the January 3, 2023 regular meeting
- III. Introduction of Addie Corder, Downtown Asheboro, Inc. Executive Director.
- IV. Chief Building Inspector Eddie Garner will present the annual Building Inspections department report.
- V. Code Enforcement Officer Chuck Garner will present the annual report on Code Enforcement office activities.
- VI. Presentation of revised social district boundaries and management plan
- VII. Discussion of NCDOT feasibility, on-demand transit service, and carbon reduction funding opportunities
- VIII. Update on David and Pauline Jarrell Center City Garden
- IX. Items not on the agenda
- X. Adjourn

**Minutes
Asheboro Redevelopment Commission
January 3, 2023
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Tuesday, January 3, 2023 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
A. Owen George, III
Gene Isom
David Jarrell
Ann McGlohon
Katie Snuggs
Ryan Terry

Members Absent:

Delilah Warner, Vice-Chair

Also present were Bill McCaskill, 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.

Approval of the minutes from the December 5, 2022 regular meeting

Mr. Jarrell moved to approve the minutes from the December 5, 2022 regular meeting. Ms. McGlohon seconded the motion and the motion carried unanimously.

Feedback related to potential Historic District structure plaques and QR codes

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He presented an outline of the topic:

- The Commission requested staff investigate whether signage for properties within the Historic District could or should be uniformly designed and erected denoting a property's designation. Various programs from across the state were referenced.

- Staff has performed cursory reviews of various historic marker identification programs and wishes to present this research to the commission for its review and use.
- Surprisingly, there are fewer resources available than expected about programs similar to what the Commission may envision.
- No action from the Commission is requested by staff. Discussion will be used to consider and, if warranted, develop a local program for further evaluation.

He spoke on Historic District markers and gave some photographic examples of the types of freestanding markers there were in other municipalities. He gave the following information regarding the district markers:

- Typically located at an entry into a district along a major corridor
- Needs to be installed or sanctioned by entity having authority over street ROW
- City likely can manage how and where such markers are erected

He also spoke on specific building markers, provided some photographic examples of other states and their markers, and gave the following information regarding building markers:

- Guidelines for markers typically established by a historical society, historic preservation commission, or other organization: size, location, material, design, info. Displayed, etc. established by community
- Fees typically assessed to organization charged with carrying out building marker program
- QR codes delivering a user to a description of the building likely is possible but long-term maintenance of landing pages needs to be ensured

He then provided some items to consider:

- Having a policy and process to request and obtain both type of markers is recommended
 - o Evaluation criteria
 - o Identification and inscriptions
 - o Uniformity
 - o Location
 - o Cost
- Determination of overall responsibility for program administration is needed; Downtown Asheboro, Inc. (DAI) may be a natural fit
- Tools to enforce consistency if property owner wishes to install signage independently and not to participate likely are limited.
- Small grants to partially cover the cost of the markers may be one way to encourage participation and consistent application.

There was general discussion from the Commission related to the historic report prepared by Ms. Heather Fearnbach and the possibility of creating a map to showcase the boundary of the district and historic properties within the district. It was recommended that the map could be placed in the downtown kiosk. The Marion Stedman Covington Foundation was mentioned as a potential idea for funding to offer each of the contributing structures for their signage. This funding process could be presented to Downtown Asheboro, Inc. (DAI) and other local businesses for their consideration for funding.

Mr. Holt inquired if DAI could be on the agenda for next month to introduce the new director, Ms. Addie Corder. Mr. George inquired if a potential summer intern could be hired to investigate the historic signage markers. Mr. Nuttall stated that he was approached by someone who was interested in interning for Land Development Plan updates, but that she may be interested in this opportunity also. Mr. George stated that he will looking into the spend cycle for the Covington Foundation funding. Mr. Nuttall stated that staff could potentially have a draft for the historic map within the next 60 days.

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

Announcement of 2023 Urgent Repair Program

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He presented an outline of the topic:

- City intends to apply to NC Housing Finance Agency for inclusion in the Urgent Repair Program.
- The city administered this program in 2015-2016 and 2018-2019. Assistance is provided in the form of an unsecured deferred and forgivable loan that must be used towards authorized home repairs determined necessary to keep a homeowner safe and prevent displacement due to dangerous living conditions.
- Eligible applicants must live in the city and reside at the property in need of the urgent repairs; income rules apply and participants must have 1 or more resident who is elderly, disabled, a military veteran, or other qualifying characteristic.
- Loans of up to \$12,000 would be available; \$3,000 is forgiven every year until the principal is reduced to \$0.
- As in past years, the Redevelopment Commission likely will be asked to help screen and select recipients based on an adopted program policy that will be presented at a later date.
- It is staff's hope that at least 11 eligible homeowners will be identified for inclusion. If the city receives an award, there would be several communications sent out about funding availability. Jurisdictions will hear in the spring or summer about any awards.

Mr. Nuttall stated that this is a great program for the homeowners that are financially eligible to apply. He stated that as long as they qualify financially, then the program requirements are straightforward for the homeowner. He stated that the only requirement for the homeowner is that they stay in their home for the length of the loan.

Mr. George inquired on who administers and oversees the program. Mr. Nuttall stated that Planning and Zoning staff, Code Enforcement and PTRC staff perform all the program responsibilities.

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

Announcement of the acquisition of Acme-McCrary building

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He presented an outline of the topic:

- Council authorized an offer to purchase at its December regular meeting.
- The city has closed on the property and now owns the property.
- Discussions are underway regarding how best to proceed.
- There is some state grant funding remaining that may be used to conduct some additional surveying related to water and sewer infrastructure that may need to be reserved by the city if a future sale occurs.
- State law gives the city various tools to use as part of the process to dispose of the property; competitive or private negotiated sale are options but both require the city to follow statutorily prescribed processes. In almost all (if not all) instances, the city must receive FMV.
- We expect Council may have a February work session to discuss this and other projects and to give staff direction on how it wants to move forward.

Mr. Jarrell mentioned the idea of gathering information from other municipalities to see what has and has not worked for them. He mentioned Kannapolis and Greensboro as a couple of examples. Mr. Nuttall stated that there has been research done from various municipalities to see how they have approached these similar situations. He stated that there would be a need to address parking. He stated that there have been some discussions regarding a parking deck. Mr. Holt noted that this property will be considered for historic landmark designation at the next Historic Landmark Preservation Commission meeting. Mr. George inquired about the condition of the roof. Mr. Nuttall stated that there will need to be some repairs to the roof. He stated that the city will have to decide if this is something that will be repaired in house or if there is something else on the repair list that could put a potential buyer in a better position to develop the structure. He stated that the City Council will hold a hearing in March on the local historic designation.

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

Items not on the agenda

Items not on the agenda included:

- Trade Street improvements and general discussion from the Commission on the subject including, but not limited to, the contract with Wooten Company for preliminary engineering and traffic studies to determine traffic impacts. There should be results of the traffic study within the next 60 days.
- General discussion regarding the David and Pauline Jarrell Center City Garden. There will be a community workday planned for a Saturday in April at the property that will include education information related to the property, public participation with cleanup efforts, landscape plantings, closing a portion of Cox Street for food trucks and tents. There should be updated plans by the April community workshop date. There was a question regarding the house that sits on the property and if it would be utilized. There may be some challenges to utilizing the existing structure but an alternate may be to remove the home and design a structure to better fit the needs of the property.
- Full Moon Oyster Bar coming to downtown Asheboro.
- Black Powder Smokehouse almost completed.
- BB Walker building to be demolished.
- Broken street light at corner of Kivett St. and Park St.
- Potential minimum housing and other violations at a house at East Salisbury St. and North Main St.

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

Adjourn

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

Brad Morton, Secretary
Asheboro Redevelopment Commission