



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: March 29, 2023

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, April 3, 2023 at 9:00 a.m.** in the Former Acme McCrary Hosiery Mill, located at 159 North Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, APRIL 3, 2023
FORMER ACME MCCRARY HOSIERY MILL
159 NORTH STREET
9:00 AM

- I. Call to order.
- II. Approval of the minutes from the March 6, 2023 regular meeting.
- III. Election of Officers.
- IV. Tour of Former Acme McCrary Hosiery Mill Building.
- V. Items not on the agenda.
- VI. Adjourn.

**Minutes
Asheboro Redevelopment Commission
March 6, 2023
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, March 6, 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
Delilah Warner, Vice-Chair
A. Owen George, III
David Jarrell
Ann McGlohon
Katie Snuggs
Ryan Terry

Members Absent:

Gene Isom

Also present were 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 January 3, 2023 regular meeting

Mr. Jarrell moved to approve the minutes from the January 3, 2023 regular meeting. Ms. McGlohon seconded the motion and the motion carried unanimously.

Introduction of Addie Corder, Downtown Asheboro, Inc. Executive Director

Mr. Nuttall introduced Ms. Addie Corder, Downtown Asheboro, Inc. Executive Director. He stated that she is in her third month of the job and that the City is excited to continue working with her. Ms. Corder thanked the board for giving her the opportunity to speak with them. She gave some background information about herself and stated that it is humbling to be in the position. She is excited to see growth in the City of Asheboro and invited any questions that the board may have for her. Mr. George inquired on what keeps her going and motivated in this position. Ms. Corder stated that making sure things are done the proper way and thinking critically about what the future will look like in Asheboro are some of the

ways she keeps moving forward. She stated that she takes pride in what she does and it has been nice to get acquainted with everyone she works with.

There were no further questions for Ms. Corder and no action was taken by the Commission at this time.

Mr. Holt thanked Ms. Corder for coming to the meeting and stated that if she needed anything to please get in contact with the Commission or City staff.

Chief Building Inspector Eddie Garner will present the annual Building Inspections department report

Mr. Eddie Garner, Chief Building Inspector, gave a visual presentation regarding the annual report for the Building Inspections department. He stated that he strives for life safety and good customer service. He mentioned that the Community Development division has a new permitting software that has helped the Building Inspections department. He stated that there is a new building inspector, Nathan Laughlin, who has achieved Level 1 building code certifications in all trades. He stated that the department strives for same-day inspections if possible. He mentioned that there is a new permit technician, Khanthaly Keohanam, who has provided a lot of knowledge and help to the department. He went over total revenues and total valuations regarding permitting and construction. He informed the commission that they should expect to see new commercial activity increase in the near future. He spoke on numerous projects underway, including but not limited to Asheboro High School, Church Street Lofts, Four Saints expansion, Black Powder Smokehouse, Taco Bell, Tropical Smoothie Café, Pizza Inn, Sandhills Mental Health facility, and Pro Contractor Supply. He asked the commission if there were any questions for him. Ms. Snuggs inquired on permit activity on the east side. Mr. Garner stated that if a permit is pulled, they will perform inspections. If there is no permit pulled and a complaint comes in, they will perform investigations to determine if a permit is required. Ms. Warner inquired on which department handles condemned housing. Mr. Garner stated that typically Code Enforcement will initially investigate the particular property in question and then Building Inspections will perform inspections to determine if the property is in violation of any building codes. Mr. Nuttall mentioned that the condemned housing process can take up to a year or more depending on the situation and status of the property. He stated that every property is different. Mr. George inquired on who administers certifications for inspectors. Mr. Garner stated that there are classes at Randolph Community College which an inspector must pass in order to sit for the State test in Raleigh. He stated that in order to obtain all three levels for each trade can take 5 to 7 years to achieve. He gave some examples of levels 1, 2, and 3 inspections.

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

Code Enforcement Officer Chuck Garner will present the annual report on Code Enforcement office activities

Mr. Chuck Garner, Code Enforcement Officer, gave the commission a visual presentation related to code enforcement activities from the previous year. He stated that there has only been 1 condemnation in the 6 years he has worked in the Code Enforcement Office. He stated that typically home removal is handled consensually with staff and the home owner, which takes significantly less completion time. He gave statistics on violations he has investigated and abated. He then showed photographic examples of some of the violations he encounters on a daily basis. There was general conversation related to several code enforcement issues, such as dilapidated homes and junk, trash, and debris. There was general discussion and inquiry regarding the increasing number of homeless population and how to help the situation. Mr. Garner let the commission know that if they need anything or needed to report anything to contact him. Ms. Snuggs thanked Mr. Garner for the way he handles his job. She also thanked him for using great humility when he approaches the people he speaks with on a daily basis.

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

Discussion on Public Transportation Initiatives

Mr. Nuttall gave a visual presentation related to public transportation initiatives. He mentioned the RCATS Asheboro Zoo City Loop and Downtown/NC Zoo Shuttle. He mentioned that the Zoo City Loop would plan for shuttle services around the city at regular intervals with the option to request a pickup off the deviated route if someone is within a certain distance from the route. He went over annual operating costs and mentioned the Carbon Reduction Grant, which could fund a one-time cost of 2 electric vehicles, 2 charging stations, and 2 light transit vehicles. He also stated that the annual maintenance, fuel, salaries, and management/administrative support costs would total around \$200,000. He provided the following information regarding the carbon reduction grant:

2 electric-powered and one gas-fueled light transit vehicle (LTV), one level 2 charging station, and one level 3 charging station are proposed. City matching dollars (est. 24%) would be used to purchase a second gas-fueled LTV.

- Trevor Nuttall-City of Asheboro has submitted the pre-application for this grant and it has been presented to the PTRC (Piedmont Triad Regional Council)
- The grant has been approved by PTRC
- Awaiting the full application-working on Carbon Reduction calculations
- RCATS is providing grant support as needed

- More than likely when we receive approval for this grant we will not receive the vehicles until 2024

He also provided the following information on a Downtown/NC ZOO shuttle micro transit program:

Funding is provided through the Mobility for Everyone, Everywhere in North Carolina (MEE NC GRANT)

- North Carolina was awarded \$10.4 million from USDOT for micro-transit
- Micro-transit is very similar to Uber but from a community transportation perspective.
- Asheboro will receive up to \$736,000 depending on the scope of the project.
- The vehicles that are used for this service must have approved community transportation signage (personal vehicles will not be used).
- Each system identifies how they believe micro-transit could be effectively utilized within their community.
- RCATS does not currently offer micro-transit.

Proposed project

- On demand service
 - Hotels to Zoo
 - Zoo to Hotels
 - Hotels to Downtown Asheboro
 - Downtown Asheboro to Hotels
- Identify specific days and times of service
- Riders would schedule trips via online services and the on demand app.
- Will the service be run through RCATS hiring additional staff or with a contracted micro-transit vendor that RCATS monitors and oversees?
- Still to be determined

NCDOT is waiting to receive responses from USDOT regarding additional questions presented from the transit systems.

He then asked the commission if there were any questions for him at this time.

Mr. Holt asked if riders would pay for the service. Mr. Nuttall stated that this will be at the discretion of the respective program. Ms. Warner inquired on communications regarding these programs. Mr. Nuttall stated that a PART survey was distributed by mail to random neighborhoods, riders got notices, and social media was utilized. He stated that only 30% of people who were sent surveys stated that they would have no interest in public transit, which meant that 70% had some interest. Mr. Terry commented on the need to reach the target market, pointing out that there is a perception that RCATS is only for seniors. There were no further questions. Mr. Nuttall stated that staff would update the

commission when they have more information regarding all public transit programs.

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

Center City Redevelopment Updates

Mr. Nuttall provided the following information on the Church Street Lofts project:

Update from the Developer –

- Window manufacturing and delivery delay (due to large size and engineering/fabrication issues)
- Delivery date for windows now April 3 – no additional delay anticipated
- Install timeframe – 3 weeks (expected to have a crew of 12 for installation)
- Other finishing items after windows:
 - Blinds and carpeting in bedrooms (complete last to not damage) – install only takes a few days
 - Final owner punchlist items
 - Elevator completion in Senior Center
 - Landscaping
- Resident move-ins expected in May

Mr. Holt pointed out that this property and the Asheboro Recreation Center will be on the City Council's agenda for Landmark Designation at the next regular Council meeting.

Mr. Nuttall provided the following information on the former Acme McCrary Hosiery Mill Building:

- Closed on property in December, 2022
- Have been reviewing options available to the city for facilitating redevelopment of the property
- Review has been occurring in context of the pending Trade St. rehabilitation project, includes a traffic study to evaluate impacts of anticipated future buildout of the mill and the adjacent building anticipated to house the Full Moon Oyster Bar/Restaurant
- Discussions about what interests the city wish to secure in any redevelopment project:
 - Historic preservation?
 - Opportunity for first sizable market-rate apartment project?
 - Inclusion of public space to house city or city-supported offices?
 - Potential for mixed-use project (some first-floor commercial retail space in addition to residential)?
 - Can a redevelopment project help to address increasingly limited parking availability downtown?

He spoke on the different types of property disposition process steps that a local government can take with downtown development projects. He then spoke about considerations for the sale of the building:

- Complexity/Length of time to complete the procedure for sale
 - Building is continuing to degrade
 - City may want to take steps to identify and stabilize critical elements (i.e. substantial water continues to enter the building – state grant funds may be usable for this purpose)
- Degree of control and input city wants to exert on redevelopment
 - For instance, if property is sold (at fair-market value) to a non-profit for historic preservation, city may be limited in terms of restrictions beyond historic preservation
- How much additional input does Council want to receive on potential redevelopment plans?
- How “wide a net” does the city wish to cast if a public private partnership is to be pursued?
- Ensuring that property sale leads to an active project that quickly supports downtown revitalization momentum (i.e. doesn't continue to sit unused or underutilized)

He went over a current status of review:

- Informal conversations have occurred with Downtown Asheboro, Inc. about the potential for a sale for historic preservation purposes should Council decide to utilize that option
- Staff have requested a proposal from the School of Government's Development Finance Initiative (DFI) that would provide specialized finance and development expertise – their role could be to:
 - Pre-development analysis, including site, market and financial analysis
 - Assistance finding private developers that compete to execute the city's vision
 - DFI fee can be contingent on the private development occurring
 - Provide architects and designers, development finance experts, and public engagement specialists
 - Process could take up to a year or more to complete
 - Staff plans to discuss whether an accelerated option utilizing DFI technical assistance may be available
- Continuing to consider all options; staff plans to make a recommendation following receipt and review of the School of Government proposal

There was general discussion and conversation regarding development proposals, the future of Downtown Asheboro, and how this building project will shape the way downtown looks and feels. Mr. Nuttall spoke on a potential tour of the building at the next regular Redevelopment Commission meeting.

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

Update on David and Pauline Jarrell Center City Garden

Mr. Nuttall provided the following information regarding the David and Pauline Jarrell Center City Garden:

He provided images of the site vicinity and location. He showed the existing site and provided existing site photographs. He provided information from the first Stakeholder meeting, including thoughts and ideas that staff heard from the first meeting. There was information about bird and wildlife attracting plants, fragrant plants, different gardens, ADA path system, places to sit, water features, gazebo or pavilion – possible small wedding venue, parking for approximately 24-30, restrooms, hydration stations, emergency call box, power for events and possible holiday light show, lighting for safety, path, parking, water for drinking and irrigation, potentially use existing home on site for visitor center, be mindful of wetlands on site. He went over thoughts and what staff heard at the second meeting, particularly the top three items, which were nature in the heart of the city, community assets, and to celebrate/honor the site's history. He provided initial diagrams and early options of the garden, as well as input on the concept and vision. He showed the proposed master plan, which included the arrival, wetlands and boardwalk areas, formal lawn, walkway and fountain, flowering shrub garden and meadow, woodland walk and nature play. He provided input from the third public meeting. He also went over the proposed timeline, noting that construction of Phase 1 likely would begin in the Fall of 2023. He stated that the next steps of the process were:

- Archaeological study – Spring 2023
- Wetland Delineation – Spring 2023
- City Council Approve Masterplan – Spring – Summer 2023
- Grant Submittal process – Spring – Summer 2023
- Permit and Construction Docs – Summer – Fall 2023

There were no further items or questions for Mr. Nuttall and no action was taken by the commission at this time.

Items not on the agenda

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

Adjourn

Mr. Terry 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

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