

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, APRIL 7, 2025
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from February 3, 2025 regular meeting
- III. Election of officers and appointments
- IV. General Downtown area updates by Downtown Development Manager Addie Corder and Planning Director Justin Luck
- V. Annual Report from Chief Building Inspector Eddie Garner
- VI. Development Updates from Community Development Division Director John Evans
- VII. Items not on the agenda
- VIII. Adjourn

**Minutes
Asheboro Redevelopment Commission
February 3, 2025
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, February 3, 2025, 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

Members Absent:

Ryan Terry
Delilah Warner, Vice-Chair

Also present were John Evans, Community Development Division Director; Addie Corder, Downtown Development Manager; Chuck Garner, Code Enforcement Officer; Brad Morton, Planner/Zoning Administrator; Trevor Nuttall, Assistant City Manager; Jamie Wilkins, Planning Technician

Call to Order

Mr. Holt called the meeting to order.

Approval of the minutes from the December 2, 2024 regular meeting

Ms. Snuggs moved to approve the December 2, 2024 regular meeting minutes. Mr. Jarrell seconded the motion, and the motion carried unanimously.

General update of upcoming events and projects of interest

Mr. Nuttall reported on the following upcoming events and projects of interest:

- **Closeout Report for the 2023 Urgent Repair Program:** Mr. Nuttall reported on the Urgent Repair Program audit that was completed in December 2024. The auditor found that all requirements for the program were being met, and no major issues were found during the auditing process. Mr. Nuttall stated that the target number of homes to repair was met: A total of 11 homes were repaired under the program. Mr. Nuttall explained that the City spent \$100,000 out of the \$130,000 awarded for

the program on repairs to residents' homes. There were two factors for using \$15,000 less than the amount awarded, which were thus: One eligible applicant passed away before repairs to their home were started, and one eligible applicant was not able to return to her home due to health issues. Mr. Nuttall added that \$12,000 of the \$130,000 awarded could go to administrative costs, including \$1,000 for management and consultant fees. Mr. Nuttall explained that the City will likely wait 18 months to apply for the program again to allow enough time for a number of eligible candidates to arise. Mr. Holt asked if there were any questions for Mr. Nuttall; there were no questions.

- **Results of Downtown Parking Study Public Engagement:** Mr. Nuttall presented the public engagement portion of the Downtown Parking Study. He stated that the results of the survey have been sent to City Council for review. Mr. Nuttall stated that 840 public responses were submitted for the survey, and that the responses will be a part of what consultants use for recommendations. The survey responses will be combined with some forecasting from the consultants; combined, this information will result in recommendations from the consultants on how to improve parking in the city. Mr. Nuttall explained that there were 18 total questions for public response. He highlighted a few of the questions, including "What brings you downtown", and "what time do you visit downtown". He stated that reading through public comments is valuable to the city and should highlight some themes, and that all information from the survey will be made available to the public. Mr. Nuttall stated that most respondents to the survey want affordable and easy-to-find parking, and most respondents said they could find parking most of the time. Mr. Nuttall also spoke about the issue of walking from parking spaces to destinations. He asked the question: What discourages people from walking? Mr. Nuttall explained that there are two main reasons for the public's general unwillingness to walk from parking spot to destination: The general public prefers to park close to their destination, and there is a concern for safety when walking downtown. Mr. Nuttall asked the question: What can we do to make walking more enticing to the public? He stated that improved lighting downtown may be a way to help people feel more secure, and shared parking may be a solution for people not wanting to walk to destinations. Mr. Holt asked if there were any questions for Mr. Nuttall; there were no questions.
- **Update from Downtown Development Manager Addie Corder:** Ms. Corder presented an update on the City's acquisition of 7 bird statues from the North Carolina zoo. She explained that they will be cleaned and painted and will be placed at the Library and Sportsplex by the end of February 2025. Mr. George asked if plaques would be added to the statues: Ms. Corder answered that yes, there will be plaques added to the statues that will describe where the statues originated from and the types

of birds depicted on each statue. Mr. Holt asked how the NC Zoo had obtained the statues originally; Ms. Corder explained that she believed that the statues were originally donated to the zoo from a children's hospital over 20 years ago. Mr. George asked how long the statues will be displayed at the Library and the Sportsplex; Ms. Corder said that she was not aware of any definite timeframe and that the statues would be displayed for as long as the Zoo did not need them. Mr. Holt asked if there were any further questions. There were no further questions for Ms. Corder.

- **Code Enforcement Report from Officer Chuck Garner:** Mr. Garner gave a report on code enforcement activities that occurred during the year 2024. He presented the following statistics:
 - o Volunteer Responses: 13
 - o Notice Of Violation: 219
 - o Dilapidated structures removed: 15
 - o Encampments retired: 32

Mr. George asked what counted as a volunteer response; Mr. Garner answered that a volunteer response is a way for the City to fill in the gaps when certain services are not available to people who are affected by homelessness. Mr. George then asked about the process of demolishing dilapidated structures. Mr. Garner explained that the city pays for the demolition on behalf of the property owner. Ms. Snuggs asked about a home on Franks St, the status of its owners, and its possible foreclosure. Mr. Garner explained that the home has been late in their tax payments for a few years now, and that the Tax Department applies foreclosure at 3 years of delinquency in tax payments. Mr. Garner has had difficulty locating the owner of the property to inquire about the residents of the home. Mr. Holt inquired about the status on the dilapidated house on Main Street; Mr. Garner explained that some of the homeless population have been using the house for shelter, and he is concerned that the house may be a fire hazard; he has been in contact with the Fire Department over concerns about the house. Mr. Nuttall explained that the City works closely with property owners to take care of dilapidated structures to remove them with consent, and that the City wants to prevent removal without consent. Mr. Nuttall added that it costs the City \$5,000 to demolish a structure with the owner's consent and it costs \$10,000 to demolish a structure with an uncooperative property owner due to legal fees. Mr. Nuttall stated that dilapidated structures acquired by the City can serve as training structures for the fire and police departments. Mr. George then asked Mr. Garner about a house on Salisbury St; Mr. Garner stated that it has been sold and is currently being remodeled. Mr. Holt asked if there were any further questions for Mr. Garner. There were no additional questions.

Items not on the agenda

Mr. Nuttall stated that there were no formal items that were not on the agenda. Ms. Snuggs inquired about the status of The Jarrell Garden. Mr. Nuttall explained that the City had received \$300,000 from the Land and Water Conservation Fund for the project. In addition, the City is in the process of requesting \$240,000 from the COVID-19 relief funds to be reallocated, which will serve as most of the 1:1 match for the funds provided by the Land and Water Conservation Fund. Mr. Nuttall estimated that, with an investment around \$50,000 from the City, a total of \$600,000 will be available to start the project. Mr. Nuttall added that the money received from the Land and Water Conservation Fund would need to be used within three years, as per the agreement. Mr. Nuttall explained that the City is looking for another source of funds to be able to match the awarded \$300,000. Mr. Nuttall listed some issues with matching the grant, including State funding being scarce due to Hurricane Helene relief. Mr. Holt asked about the new environmental services collection site that is being constructed off of Trade Street. Mr. Nuttall stated that the environmental services collection site is nearly finished; facilities maintenance has had delays due to weather and material supply issues. Mr. Nuttall explained that, once the collection site is operational, trash cans will be removed from along Trade Street. Ms. Snuggs asked about the playground at the Sportsplex. Mr. Nuttall stated that the playground at the Sportsplex is not yet useable, as city staff had concerns about the build integrity of the structure due to leaning; the issue may be due to drainage issues at the site. Mr. Nuttall explained that the City is in the process of settling the issue with the contractor. Mr. George asked if it was possible for a local microbrewery to sell their product at the Sportsplex. Mr. Nuttall explained that he believed it will not happen due to legal issues; city facilities would have to create a policy to allow the sale of alcoholic beverages. There were no further questions for Mr. Nuttall.

Adjourn

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

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission