



MEMO

To: Asheboro Redevelopment Commission
From: John N. Ogburn, III, City Manager
Date: June 1, 2017
RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, June 5, 2017, at 9:00 a.m.** at City Hall, located at 146 North Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, June 5, 2017
9:00 AM

- I. Call to order
- II. Approve minutes of last meeting (May 1, 2017)
- III. Presentation on the Acme McCrary Gymnasium Property
- IV. Next meeting date: Monday, September 11, 2017
- V. Items not on the Agenda
- VI. Adjourn

Minutes
Asheboro Redevelopment Commission
May 1, 2017
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 1, 2017, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

Linda Carter, Chair
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Roger Spoon

Members Absent:

Cynthia Bailey

Also present were John Ogburn, City Manager; John Evans, Assistant Community Development Division Director; Justin Luck, Zoning Administrator/Planner; Bradley Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Division Director.

No citizens were present at this meeting.

Ms. Linda Carter called the meeting to order. She spoke on the passing of current member Mr. Tommy Lemonds. She stated that Mr. Lemonds had faithfully served on the Redevelopment Commission for a number of years and will greatly be missed.

Approve Minutes Of Last Meeting (April 3, 2017)

Upon motion by Mr. David Jarrell and seconded by Ms. Katie Snuggs, the commission unanimously voted to approve the minutes of the April 3, 2017 regular meeting.

Items not on the agenda

Mr. Ogburn requested to move this item to the top of the agenda. At this time he spoke on the following items:

- Flowers sent to Mr. Lemonds family.
- SouthCorr going ahead with expansion project at its Taylor Drive facility.
- Partner company of SouthCorr may be a possible future economic development project.
- The city continues to be in the running for Project Pine \$150M international project.
- Special meetings scheduled for City Council on 18th and 19th at the water treatment plant and wastewater treatment plant.
- Budget workshop May 30th.
- At an upcoming meeting, Council to consider what may be needed to rehab the old Acme McCrary gym should the project move forward.
- Potential new hotel has interest in the City of Asheboro, but has not chosen a site yet.

- Feasibility study for Randolph County's Agribusiness & Convention Center is being developed.
- Farmers' Market now open.
- Mayor's Prayer Breakfast May 4th with Boston bombing survivor speaking.

Discussion of Downtown Associate Community Program Application

Mr. Justin Luck gave a presentation on the Downtown Associate Community Program, administered by the North Carolina Department of Commerce. The Downtown Associate Program offers partnerships, training, networking, as well as technical assistance in order to build a solid, sustainable program. He stated that the application has been submitted as of Friday, April 28, 2017. He stated that finalists would likely have a site visit in late May, followed by an early selection in June and a formal notification in early to mid July. He stated that there were 94 communities involved in the NC Main Street Program, four (4) being Downtown Associate Communities. He stated that the status is for municipalities which have a population of 50,000 or less. He stated the program was for three (3) years and afterwards, the city may be able to move into the NC Main Street program. He stated that the technical assistance would include a retail market analysis as well as an annual statistical data collection and analysis portion. Mr. Roger Spoon asked how many buildings were vacant in the downtown area, to which Mr. Luck replied that the city's downtown area has a 92 percent occupancy rating. He mentioned that there were some underutilized buildings in the downtown area that have the potential of being fully occupied. He gave some history on the city's efforts to revitalize downtown and stated that this has been an ongoing effort for the City of Asheboro. Mr. Jarrell mentioned having the All-America City status should help in this application process. Mr. Luck agreed and mentioned that All-America City status was mentioned in the application. Mr. Luck also stated that while Asheboro is a smaller city, it is one of the bigger cities that is applying for the Downtown Associate Community status, so he is hopeful that this factor will help as well.

2017 Urgent Repair Program Application Status

Mr. Nuttall reported that the City of Asheboro did not receive funding for the 2017 Urgent Repair Program. He felt that prior year allocations by the Housing Finance Agency to Randolph County was one reason why the city did not receive the funding. He also stated that Hurricane Matthew relief and recovery efforts may have had some effect on Housing Trust Fund availability. He stated that the City expects to again apply for this funding in the future.

Report on Anticipated Minimum Housing Activities

Mr. Nuttall reported on some of the projects which Mr. Ed Brown and Chuck Garner are working on. He stated that nine (9) structures look to be coming to a consent agreement status, and that another six (6) structures are likely to be removed next year. He also mentioned a structure on Park Drive that has been removed. Mr. Spoon asked if the new 64 bypass will be zoned to accommodate hotels and other commercial uses, to which Mr. Nuttall replied that it would be within Randolph County's zoning jurisdiction but it would likely accommodate some limited commercial uses that can be served by well and septic system infrastructure.

Adjournment

As no other business came before the commission, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission