



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: September 7, 2022

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, September 12, 2022, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, SEPTEMBER 12, 2022
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Welcome and Introduce Newest Redevelopment Commission Member, Mr. Gene Isom
- III. Election of Officers (Postponed Until a Full Commission was Appointed)
- IV. Approval of the minutes (May 2, 2022)
- V. Status Report on Request for Qualifications - Phase I and Potential Phase II
Environmental Site Assessment: Acme-McCrary Hosiery Mill Property
- VI. Status Report on Request for Qualifications - Trade Street Improvement Project
- VII. Status Report on Progress related to the Updated Land Development Plan
- VIII. Update on David and Pauline Jarrell Center City Garden
- IX. Update on Church Street Lofts
- X. Items not on the Agenda
- XI. Adjourn

Minutes
Asheboro Redevelopment Commission
May 2, 2022
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, March 7, 2022 at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Vice-Chair
A. Owen George, III
David Jarrell
Ann McGlohon
Katie Snuggs
Ryan Terry
Delilah Warner

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 (March 7, 2022)

Mr. Jarrell moved to approve the meeting minutes from March 7, 2022. Ms. McGlohon seconded the motion and the motion carried unanimously.

Update on Acme McCrary Acquisition

Mr. Ogburn gave a report on the Acme McCrary building beside of City Hall and stated that a tour of the senior housing project could likely be on the Commission's regular meeting agenda in September. He stated that he expected there would be a waiting list for occupancy by the fall. He also gave an update on the Acme McCrary building behind City Hall. He stated that it is anticipated to be purchased by the City through grant funding. He stated that the next steps will be to acquire the building, remove all of its contents and then have it appraised. He stated that it would either be sold to Downtown Asheboro, Inc to manage the property or the City would sell to a developer for renovations. He stated that the building could potentially be used for market rate housing. Mr. Ogburn mentioned that the larger Acme McCrary building will likely be purchased in the coming months. He stated that all downtown redevelopment plan initiatives except for the train depot on White Oak Street will have commenced.

Information on the Proposed Memorial Square Whole Block Redevelopment Project

Mr. Nuttall gave a visual presentation on the above referenced project. He showed pictures of the site's existing conditions. He also showed a site plan of the proposed project. He stated that this is a whole block redevelopment project which includes a 4 story structure with 60 units for senior housing. He mentioned that currently there are 9 units on the whole block that will be removed, but that this project will result in a net increase of the affordable housing stock for the City of Asheboro. Mr. Holt inquired about the stream along the property and asked how it would be managed if the block is redeveloped. Mr. Nuttall stated that the stream will likely be piped which will add some cost to the project. Mr. Holt also asked about street and traffic impacts. Mr. Nuttall that streets which are maintained by the city will have their traffic assessed by the City Engineering department. Mr. Terry asked if the property is privately owned. Mr. Nuttall stated that it is private property and that the land transaction is between the property owner and the developer of the site, Wynnefield Forward, LLC. Mr. Nuttall stated that the City Council will hear the request at its Thursday, May 5th regular meeting. He stated that due to the developer's financing plans, the project may take longer to break ground even if it is approved by City Council.

Discussion concerning anticipated Asheboro Transportation Survey

Mr. Nuttall gave a brief summary of an effort by the City of Asheboro, RCATS, and PART NC to develop a survey that would assist in understanding the needs of the community for public transportation. He urged the commission to share the survey with friends, family, and community members once the survey is available.

Report on Progress related to the Updated Land Development Plan

Mr. Nuttall informed the commission that the proposed Land Development Plan Steering Committee meeting that was scheduled for May has been postponed to a later date in June. He stated that he would update the commission on the progress at their next meeting. Ms. Warner inquired about the status of the interstate zoo animal statue art. Mr. Nuttall stated that he believed a contract was pending for this project. He also mentioned that the zoo themed crosswalks in downtown should be installed sometime in May. He also urged the commission to continue to share any maintenance needs for streets and other infrastructure.

Items not on the agenda

Mr. Ogburn mentioned the following items:

- Grant funding application in process to acquire the old BB Walker House and Grounds.
- Asheboro Housing Authority will have a dinner on Wednesday, May 4th.
- Mayor's Prayer Breakfast will be on Thursday morning, May 5th.
- City Council meeting will be on Thursday evening, May 5th.
- Budget workshop will be on May 20th with a tour of McCrary Ballpark
- McCrary Ball Park will have Asheboro Zookeepers' opening game on May 25th.

Mr. Nuttall mentioned the following items:

- NC DOT Hwy 42 widening project is in the Right of Way Acquisition phase, with utility relocation likely occurring in September 2022 and project to be let in May 2024.
- Trade Street improvements are still in process.

Adjourn

Ms. Warner moved to adjourn the meeting. Mr. Terry seconded the motion. Hearing no objections, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission