MINUTES
Rosenwald Community Advisory Board

Thursday, October 16, 2025 – 6:00pm
Mary C. Jenkins Community Center

Members Present:	Pamela Holder, Co-Chair, Council Member (via Zoom) Randy Lytle, Co-Chair, MCJCC Board Member Victor Foster, MCJCC Board Appointment Ella Jones, Citizen Member Karen Darity, MCJCC Board Appointment Morgan Monshaugen, Citizen Member
Members Absent:	Gary Daniel, Council Member Edith Darity, MCJCC Board Member
Staff Present:	Wilson Hooper, City Manager Tyree Griffin, Community Center Director Denise Hodsdon, City Clerk
Guests:	Police Department Representatives: Interim Police Chief Jack Moorman, Administrative Specialist Carrie Hart, Lt. Kat Twomey and Officer Jordan Ryan

A. Welcome & Call to Order

Board Co-Chair Randy Lytle called the meeting to order at 6:06pm.

B. Invocation

Mr. Foster offered an invocation.

C. Certification of Quorum

City Clerk Denise Hodsdon certified that a quorum was present.

D. Approval of Agenda

Mr. Hooper requested to move Item H. Update on Road Closure to the beginning of the agenda as Item F. in order to go outside to visit the site before dark. Mr. Foster moved, seconded by Ms. Karen Darity to approve the agenda as amended. The motion carried unanimously.

E. Approval of Minutes – August 22, 2025

Mr. Foster moved, seconded by Ms. Jones to approve the minutes of the September 18, 2025 meeting as presented. The motion carried unanimously.

F. Update on Road Closure

The committee moved outside to the site of the Mills Ave. culvert and Mr. Hooper provided an update on the status of the road closure and culvert replacement. He explained that the culvert needs to be a larger capacity, both in size and material, in order for water to pass through more efficiently. The sinkhole caused by Helene has undermined the roadway enough that it isn't safe for cars to drive over it. The City continues to work with FEMA, but in the meantime, staff has been investigating options that might allow reopening the road. Staff's preferred option is to place some large steel plates over the chasm that would support the weight of several cars or a fire truck. However, this option does have some safety implications that will need to be worked through. If this option works out, the road could be reopened with some caveats—there will still be signs and barriers and there will an irregular traffic pattern to keep the weight on the plates to a minimum, hopefully one car at a time. These plates would be in place until a permanent solution is determined, which would most likely be at least 6 months.

G. Introduction of Interim Police Chief Dr. Jack Moorman

Mr. Hooper introduced Dr. Jack Moorman, who will serve as Interim Police Chief through the end of the calendar year. Chief Moorman shared his history and his philosophy of policing. He answered questions from board members and then introduced Officer Jordan Ryan, Lt. Kat Twomey, and Administrative Specialist Carrie Hart who each shared a little about themselves. All expressed that fostering good relationships with the community was among their top priorities.

H. Housing Trust Fund Initiative Update

Mr. Hooper updated the board on Housing Trust Fund initiatives. He noted that the City's housing program starts with the Housing Trust Fund Guidebook, which consists of a significant toolbox of things that are eligible for City support, which run the gamut from gap financing for developers, like Fairhaven Meadows, to rental assistance and home repair grants, and other such things; and per state law they all serve only households that make 80% of AMI and below.

The City has invested in two programs to date: 1) a $1.1M loan to Fairhaven Meadows to close the gap for their 42-unit project on Asheville Hwy; and 2) $1M purchase of property on Azalea Ave where the City hopes to open 50-60 more units. The next step in the Azalea Ave project is to solicit a developer in the early spring, with selection next summer. However, it will still be a few more years before

breaking ground on any project because the grant cycle for LIHTC and other sources of funding is only yearly.

Transylvania County has agreed to fund utility expansion for the following projects from funds they received from Dogwood Health Foundation to be used exclusively for the extension of utilities to housing projects:

1. $600-700K for extension of utilities to Habitat for Humanity's Woodland Terrace project, which will be 35-40 Habitat for Humanity units
2. $450-500K for the extension of utilities for the Housing Assistance Corp. (HAC) single-family home project on Cashiers Valley Rd.
3. $650-$700K for the design and engineering for utility extension to the City's Azalea Ave. project. The County has not yet committed to funding the construction of the utility extension, but they have suggested they may be willing to commit funding to extend utilities all the way into the Azalea / Rhododendron neighborhood, where many of the homes have failing septic systems and are at risk of being lost. The County will consider funding that project if the City will consider compromising its annexation requirement. Earlier this week the Housing Committee recommended that homes with failing septic systems be permitted to tap onto city utilities without annexing so that those natural affordable units will remain habitable, but other homes would be required to annex before connecting to city utilities. That recommendation will go Council for approval and then will be forwarded to the County.

Committee Questions/Comments:

Ms. Darity asked if there was any update on the bike trail from Main to Carver. Mr. Hooper shared that we have received 30% engineering plans for both the section from Main to Carver and the section from Rosman Hwy to the high school. The City received a grant from the state to finish those plans, but it is still undecided which section will be constructed first.

I. Set Date for Next Meeting

The next meeting was scheduled for Thursday, November 20, 2025 at 6:00pm at the Mary C. Jenkins Community Center.

J. Adjourn

There being no further business, the meeting was adjourned at 7:09 pm.

Minutes Approved: November 20, 2025

X _____
Pamela Holder, Co-Chair, City Council Member
Randy Lytle, Co-Chair, MCJCC Member

X _____
Denise Hodsdon
City Clerk