City of Asheville Staff Report

City Council Meeting Date: April 28, 2026

Staff Resources: Stephanie Dahl, Planning and Urban Design Director; Alex Cole, Urban Planner III

Action Requested: Adoption of a budget amendment in the amount of $2,492,801 from the State of North Carolina's Department of Commerce's Small Business (SmBIZ) Infrastructure grant program for design and restoration of public infrastructure in the Biltmore Village Historic District.

Background:

- On August 26, 2025, City Council adopted a resolution authorizing the City Manager to apply for funding from the NC Department of Commerce SmBIZ Infrastructure Grant program to restore and repair infrastructure in Biltmore Village; and further authorized the City Manager to accept said grant funds if awarded and to enter into any agreement necessary for grant acceptance.
- On October 31, 2025, the state awarded the City of Asheville $2,492,801 to work with a qualified team of professionals on design, development and restoration/construction of infrastructure in Biltmore Village, including repair/replacement of brick sidewalks, ADA ramps, granite curbing and street trees and landscaping.
- Restoration of damaged city infrastructure will improve connectivity and ADA accessibility while honoring the district's historic character.
- District improvements will support economic recovery of the many and varied commercial businesses within the district, as well as Biltmore Estate.
- This project will fulfill multiple adopted City plan goals and is aligned with Helene recovery goals.
- Grant funding must be spent within 36 months of the award, and will only cover restoration work on a handful of streets in the district; additional funding will be needed to expand restoration work to other streets within the district and might not be accomplished in this project.
- A key point of early collaboration with the community is a facilitated process to consider the needs for ADA accessibility and tree replacement within any final design.
- It is anticipated that the initial design phase will begin in Summer 2026.
- Project implementation will also need to be closely coordinated with the Transportation Department's street light restoration project.

Vendor Outreach:

- Not applicable

Council Vision 2036 Focus Area(s):

- Thriving Local Economy
- Well-Planned and Livable Community
- A Clean, Safe and Healthy Environment

Council Priority Recovery Area(s):

- Infrastructure
- Economy
- People and Environment

Committee(s):

- Not applicable; the ability to apply for and accept this award was already approved by City Council vote.

Fiscal Impact:

- An increase of $2,492,801 in the City's General Capital Projects Fund.

Suggested Motion:

- Motion to adopt a budget amendment in the amount of $2,492,801 for funding from the NC Department of Commerce Small Business (SmBIZ) Infrastructure Grant program to restore and repair infrastructure in Biltmore Village.

Attachment(s):

- Budget Amendment

City of Asheville Budget Amendment Ordinance Number ____

Be it Ordained by the City Council of the City of Asheville.

That Section 2 of the City of Asheville Annual Operating Budget Ordinance be amended to provide an appropriation of $2,492,801 from the State of North Carolina Department of Commerce's Small Business (SmBIZ) Infrastructure grant program. Grant funds are for design and restoration of public infrastructure in the Biltmore Village Historic District.

General Capital Projects Fund

Revenues:

Restricted - State Grants - $2,492,801

Expenditures:

Design and Restoration of Public Infrastructure in Biltmore Village Historic District - $2,492,801

That this ordinance shall be in full force and effect upon the date of final passage.

Read, approved and adopted this 28th day of April, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk