

City Council – Action Request Form

Date: May 6, 2024

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Ben Rowe, Assistant City Manager

Council Action Requested:

Actions Related to City Contribution to Shotgun House Legacy Project:

1. Resolution Authorizing a Contribution of \$70,000 to Triad Cultural Arts, Inc. for the Shotgun House Legacy Project
2. Amendment to FY 2023-2024 Annual Appropriation and Tax Levy Ordinance

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Travel and Tourism

Strategic Plan Action Item: NA

Key Work Item: NA



Summary of Information:

In November 2022, the City Council authorized the sale of two shotgun houses located within Happy Hill—one at 716 Humphrey Street and the other at 726 Humphrey Street—to Triad Cultural Arts, Inc. (TCA) for \$1. At the time, the stated use was to rehabilitate both structures for use as museum space and a welcome center. In April 2023, TCA staff presented a revised project scope in which TCA would rehabilitate the house located at 716 Humphrey Street (Annie Rorie House) into a facility capable of accommodating programs for the benefit of the public, as well as various community activities and programming. Under the revised scope, TCA also would deconstruct the house at 726 Humphrey Street and salvage materials to repurpose as part of the construction of a new multi-use center to include a welcome area, office space, various community activities, programming, and rentals. These uses are consistent with N.C.G.S. 160A-279 and 160A-488.

TCA has completed construction drawings, which include an estimated cost of approximately \$271,000. W.C. Construction Company, LLC is the general contractor for the project. Glenn

Committee Action:

Committee

Action

For

Against

Remarks:

Fulk Architect is the architect for the project. TCA staff have provided the attached renderings of the project as part of this Council Action.

TCA staff have been pursuing funding from various foundations and organizations including the Winston-Salem Foundation (\$25,000), National Endowment for the Arts (\$20,000), N.C. Humanities Council (\$20,000), and donations totaling \$22,000. TCA has applied some of these funds toward architectural design and structural engineering. They also are seeking grants from the N.C. Arts Council, Twin City Development Foundation, and Covington Foundation among others. TCA anticipates starting the project in the spring of 2024, with anticipated completion in time for the International Black Theatre Festival later this summer.

In January 2018, City management at the time committed \$70,000 to establish a location for the shotgun houses in Happy Hills Park. TCA staff have requested that the City apply this commitment toward the revised project scope. Funding for this contribution is available from occupancy tax fund reserves.

The attached resolution authorizes, pursuant to N.C.G.S. 160A-488, a contribution of \$70,000 to Triad Cultural Arts, Inc. to apply toward the construction of the Shotgun House Legacy Project. The City's funding would be the last funding provided for the project. The City's agreement with Triad Cultural Arts, Inc. would require that they report that the other funding for the project has been raised before the City's contribution is disbursed. This Council Action also includes an amendment to the FY 2023-2024 Annual Appropriation and Tax Levy Ordinance to appropriate occupancy tax fund reserves for the City's contribution.