

**RESOLUTION REMOVING A CITY-OWNED PARCEL (PIN 6835-61-0966) FROM
THE LIST OF CITY-OWNED SITES FOR AFFORDABLE HOUSING DEVELOPMENT
AND AUTHORIZING THE SALE OF THAT LAND TO TRIAD CULTURAL ARTS,
INC. TO SUPPORT THE SHOTGUN HOUSE LEGACY SITE**

WHEREAS, in April 2023, the City Council authorized the sale of two shotgun houses located within Happy Hill to Triad Cultural Arts, Inc. for \$1 to establish the Shotgun House Legacy Site; and

WHEREAS, in May 2024, the City Council authorized a contribution of \$70,000 from occupancy tax fund reserves to rehabilitate one of the houses as part of the project; and

WHEREAS, Triad Cultural Arts, Inc. (TCA) held a grand reopening of the restored house at 716 Humphrey Street on February 27, 2025, with over 100 members of the community attending the ribbon-cutting ceremony; and

WHEREAS, staff from TCA have approached City staff about acquiring a City-owned parcel (PIN 6835-61-0966) across the street from the site to construct a parking lot and a gathering place to accommodate current programming and tours of the site and to support the next phase of the Shotgun House Legacy Project—the development of a multi-use center that would be home to Black Winston-Salem history and home to the future of Black culture in Forsyth County; and

WHEREAS, currently, the parcel, which measures 0.78 acre, is currently on the list of City-owned sites that are recommended for affordable housing development (Lot #249 on the attached Map 25); and

WHEREAS, to date the City has not received any proposals for the development of this parcel; therefore, City staff propose to remove this parcel from the list of recommended City-owned sites designated for affordable housing development to make it available for sale to TCA; and

WHEREAS, City staff propose offering an option to purchase for \$1 to TCA to acquire the City-owned parcel (PIN 6835-61-0966); and

WHEREAS, the option would run for two years to provide TCA sufficient time to raise the funds (\$87,000) to construct a parking lot and gathering place on the parcel; and

WHEREAS, after two years, if TCA raises the funds, the option fee would be credited as the purchase price, and the City would deed the land to TCA; and

WHEREAS, if TCA is unable to raise the funds within the two-year term of the option, the parcel shall remain in City ownership and be placed back onto the list of City-owned sites designated for affordable housing development; and

WHEREAS, pursuant to N.C.G.S. 160A-279, the City can sell the parcel to TCA as a non-profit carrying out a public purpose, provided the multi-use center is open to the public as required by N.C.G.S. 160A-488 (museums and arts programs).

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Winston-Salem remove the City-owned parcel (PIN 6835-61-0966) from the list of recommended City-owned sites designated for affordable housing development to make it available for sale to Triad Cultural Arts, Inc.

BE IT FURTHER RESOLVED that the Mayor and City Council hereby authorize offering an option to purchase for \$1 to Triad Cultural Arts, Inc. to acquire the City-owned parcel for the construction of a parking lot and a gathering place to support the Shotgun House Legacy Site.

BE IT FURTHER RESOLVED that the option shall run for two years to provide Triad Cultural Arts, Inc. sufficient time to raise the funds (\$87,000) to construct the parking lot and gathering place as outlined.

BE IT FURTHER RESOLVED that, upon the raising of funds in the amount of at least \$87,000 within the two-year option period by Triad Cultural Arts, Inc., the option fee shall be credited as the purchase price, and the City shall deed the land to Triad Cultural Arts, Inc.

BE IT FURTHER RESOLVED that if Triad Cultural Arts, Inc. is unable to raise the funds within the two-year term of the option, the parcel shall remain in City ownership and be placed back onto the list of City-owned sites designated for affordable housing development.

BE IT FURTHER RESOLVED that the deed shall include restrictive covenants to ensure Triad Cultural Arts, Inc. uses the parcel to support the Shotgun House Legacy Project, as outlined in Exhibit A.

BE IT FURTHER RESOLVED that if Triad Cultural Arts, Inc. does not complete construction of the parcel as a parking lot and gathering place for the Shotgun House Legacy Project within one (1) year of the deeding of the land by the City to Triad Cultural Arts, Inc., ownership shall revert to the City, and the parcel shall be placed back onto the list of City-owned sites designated for affordable housing development.

BE IT FURTHER RESOLVED that the City Manager and City Clerk are authorized to execute the option to purchase, with the City Attorney approving as to form and legality.