



Office of the
City Manager

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Memorandum

TO: Lee D. Garrity, City Manager
FROM: Ben Rowe, Assistant City Manager
DATE: August 30, 2017
SUBJECT: Update on Sale of Bowman Gray Stadium to Winston-Salem State University

In May 2013, the Mayor and City Council adopted a resolution stating their intent to sell Bowman Gray Stadium, Civitan Park, and 18 acres of land east of Martin Luther King, Jr. Drive—a total of approximately 92 acres. At that time, the proposed purchase totaled \$7.1 million, which included \$4.3 million for the property “as-is” and \$2.8 million to pay off Winston-Salem State University’s portion of the debt for the construction of the new field house. The resolution noted additional terms related to the City’s lease with Winston-Salem Speedway Inc., public access of Civitan Park and Brushy Fork Greenway, and retaining the Bowman Gray name for the stadium. Since 2014, the City has contracted with Winston-Salem State University to operate and maintain the stadium for NASCAR racing, WSSU Football, and the field house.

From 2014 through early 2016, the university retained an environmental engineering firm to conduct an environmental assessment of the property and to assist with the preparation of a Brownfields Agreement for the North Carolina Department of Environmental Quality and the State Property Office. During this process, testing revealed high levels of methane gas on private property adjacent to the west parking lot and south of the east parking lot. At that point, the City moved forward with the design and construction of a methane gas remediation system to draw the gas off of the private property. That project was completed in April 2017.

Winston-Salem State University staff continue to work with the appropriate state agencies to finalize the Brownfields Agreement in order to move forward with the purchase of the stadium and surrounding property. Rosalba Ledezma, Associate Vice Chancellor for Facilities and I will present an update on the purchase process, including a projected time line, to the City Council’s Finance Committee on September 11th.

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City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity