

**RESOLUTION AUTHORIZING FINANCIAL ASSISTANCE TO FRONT STREET  
CAPITAL PURSUANT TO N.C.G.S. 160A-458.3**

**WHEREAS**, Front Street Capital is currently in the planning stages of a two-phased redevelopment of the property known as Building 23-1/Bailey South and the adjacent Morris Building located in the Wake Forest Innovation Quarter; and

**WHEREAS**, the development plans under consideration call for the construction of approximately 100,000 square feet of office and retail space representing a total capital investment of approximately \$25 million; and

**WHEREAS**, the plans calls for the addition of up to 65,000 square feet of new office and retail space to the existing 10,000-square foot concrete structure of Bailey South; and

**WHEREAS**, the Morris Building, on the southwest corner of the block, would serve as the foundation for more than 20,000 square feet of additional retail space; and

**WHEREAS**, the plan also calls for the conversion of the existing train trestles into walkways connecting the campus's buildings; and

**WHEREAS**, in order to secure the necessary parking for the project, Front Street Capital is seeking to enter into an agreement with the City that would allow it to lease up to 180 spaces in the 4<sup>th</sup>, Church, Chestnut Parking Deck at market rate; and

**WHEREAS**, in order to accommodate the need for replacement parking for City vehicles that would be dislocated as a result of the project, the developer has agreed to construct a new 225-space surface parking lot that would be reserved for the exclusive use of City vehicles on land just south of Business 40 in the Wake Forest Innovation Quarter (WFIQ); and

**WHEREAS**, the lot would be owned by WFIQ and leased to the City for a length of time necessary for the City to secure a long-term parking option; and

**WHEREAS**, the project is expected to generate \$149,350 annually in net new property taxes at the FY 18-19 tax rate; and

**WHEREAS**, the proposed assistance represents 50% of the net, new property taxes generated by the project over its first 7 years; and

**WHEREAS**, said project would not occur but for the assistance of the City; and

**WHEREAS**, given the public benefits of the project the City of Winston-Salem is interested in assisting Front Street Capital.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Winston-Salem, upon the recommendation of the Finance Committee, that pursuant to N.C.G.S. 160A-458.3, the City shall provide up to \$522,725 in financial assistance from the City's Economic Development Project Fund.

**BE IT FURTHER RESOLVED**, that the City Manager and City Secretary are authorized to execute the necessary documents pursuant to review and approval by the City Attorney and take any steps as are required to put into effect a parking lease agreement between the City and Front Street Capital for the number of spaces requested.