

## City Council – Action Request Form

**Date:** May 14, 2018

**To:** The City Manager

**From:** Evan Raleigh, Director of Business Inclusion and Advancement

**Council Action Requested:**

Adoption of a Resolution Authorizing Financial Assistance to 1001 S. Marshall MM, LLC for Community Development Purposes Pursuant to G.S. 160A-458.3.

**Strategic Focus Area:** Economic Vitality and Diversity

**Strategic Objective:** Recruit Small Businesses and foster an entrepreneurial atmosphere

**Strategic Plan Action Item:** Yes

**Key Work Item:** No



**Summary of Information:**

During the April meeting of the Finance Committee, project partners Beta Verde, Blackpine Development, Cross Street Partners and JHB Development presented plans for the redevelopment of the property located at 1001 South Marshall Street, within the Central Business District and the site of the former Bahnson Company and F. Roger Page Business and Technology Center. The group plans to redevelop the 130,000 square foot facility into a mixed-use development supporting Winston-Salem’s creative and culinary ecosystem. This Downtown Development Project will provide community focused commercial businesses including a culinary workforce training program. The project will also include public green space, some enhancements to the public infrastructure, and promote connectivity to the Strollway.

During the April meeting of the Finance Committee, the partners presented a request for \$4 million in general obligation bond funds to help offset project costs. Since that time, the partners have made several amendments to their plan and have reduced their initial request.

**Committee Action:**

<b>Committee</b>	Finance 5/14/18	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

To assist with the project, the collaborative is now requesting up to \$2 million of City funds. The City's financial participation in this project is authorized by N.C.G.S 160A-458.3 (Downtown Development Project) and use of City funds would be designated specifically for hard construction costs including costs associated with the public green space, infrastructure and connectivity to the Strollway and would be the last dollars entered into the project.

If approved by the Mayor and City Council, the City's financial participation for the costs associated with the construction for the project would come from 2014 General Obligation Economic Development Bonds. The language in that bond authorization states *"to pay the capital cost of acquiring land or rights-of-way in land for economic development projects in the City, including the development of Merschel Plaza, constructing improvements on such land to facilitate its use for economic development purposes."*

The attached resolution authorizes the City's financial participation in the project of up to \$2 million.