

Resolution #20-0562
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**RESOLUTION AUTHORIZING RESTRUCTURING OF EXISTING DEBT WITH THE
COMMONS OF FORSYTH COUNTY, INC. FOR THE SECU COMMONS**

WHEREAS, the City of Winston-Salem entered into a loan agreement with The Commons of Forsyth County, Inc., an affiliate of the North Carolina Housing Foundation, in 2016 to provide a total of \$400,000 as subordinate financing for rehabilitation of a property to provide transitional housing for high functioning adults on the autism spectrum, youth aging out of foster care, and homeless families with minor children, known as The SECU Commons; and

WHEREAS, The Commons of Forsyth County, Inc. was unable to provide transitional housing as envisioned; and

WHEREAS, the North Carolina Housing Foundation has engaged a developer to redevelop the property; and

WHEREAS, to accomplish the redevelopment, the North Carolina Housing Foundation and the developer seek to replat the property and restructure the debt on the property by extinguishing the City of Winston-Salem's subordinate lien position on the entire property and creating a first lien position on a parcel containing the two-story building containing single room occupancy units, a commercial kitchen, and multiple common areas.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Winston-Salem consent to allow the developer 90-120 days to conduct a feasibility analysis for the single room occupancy building as a separately platted parcel.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Winston-Salem authorize restructuring the City of Winston-Salem's debt with The Commons of Forsyth County, Inc. on the property as stated herein, subject to results of the feasibility study

that are acceptable to the City, the consent and agreement by BB&T/FHLB of Atlanta (if the debt remains after purchase from North Carolina Housing Foundation) and the North Carolina Housing Finance Agency, and the proper subdividing and replatting of the SECU Commons campus property.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Winston-Salem hereby authorize the City Manager to negotiate and execute agreements and documents necessary to carry out the activities herein authorized, including, but not limited to, modification agreements, promissory notes, deeds of trust, consent agreements, and subordination agreements.