

RESOLUTION #23-0121  
RESOLUTION BOOK, PAGE 133

**RESOLUTION AUTHORIZING THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED \$750,000 TO REHABILITATE 1200 WILLIE DAVIS DRIVE AND 1635 N. CLEVELAND AVENUE, THE EXECUTION OF LEASES WITH THE CURRENT RESIDENTS OF 1200 WILLIE DAVIS DRIVE AND 1635 N. CLEVELAND AVENUE AND AN EXTENSION OF THE CURRENT MANAGEMENT AGREEMENT REGARDING THE AFOREMENTIONED PROPERTIES.**

**WHEREAS**, the City of Winston-Salem owns property at 1200 Willie Davis Drive and 1635 Cleveland Ave that is in need of renovations; and

**WHEREAS**, eight (8) of the ten (10) units are occupied based upon a rent forbearance arrangement; and

**WHEREAS**, Majestic Premier Property Management is the current management company; and

**WHEREAS**, an expenditure in amount not to exceed \$750,000 for the rehabilitation of 1200 Willie Davis Drive and 1635 N. Cleveland Avenue, based upon the bidding process and subsequent contract approval by City Council, would be appropriate;

**WHEREAS**, execution of 1-year leases with the current residents of 1200 Willie Davis Drive and 1635 N. Cleveland Avenue at their current rental rate (\$420.00-\$475.00 per month depending upon their prior lease) commencing June 1, 2023, and ending May 31, 2024, with the option to evaluate the leases before the lease expiration date for possible increases of an incremental nature would be appropriate; and

**WHEREAS**, execution of a contract extension with the current management company to coincide with the aforementioned lease period based upon the current management fee (8% of the gross rental income) would be appropriate;

**NOW, THEREFORE, BE IT RESOLVED** that the City Manager and/or his designees are hereby authorized to: (1) execute: (a) the aforementioned leases, and (b) an extension of the current management agreement, all consistent with the aforementioned terms and as approved by the City Attorney as to form and legality, and (2) initiate the process, consistent with state law and city policies, for soliciting bids for the rehabilitation work at 1200 Willie Davis Drive and 1635

**Winston-Salem City Council**  
**APPROVED**  
**May15, 2023**

N. Cleveland Avenue, in an amount not to exceed \$750,000, subject to the City Council subsequently approving the contract for said work.