

City Council – Action Request Form

Date: May 22, 2018

To: The City Manager

From: Derwick L. Paige, Assistant City Manager

Council Action Requested:

Approve economic development assistance to Whitaker Park Development Authority, Inc.

Strategic Focus Area: Economic Vitality and Diversity
Strategic Objective: Develop and Redevelop Commercial/Industrial Park Sites
Strategic Plan Action Item: Yes
Key Work Item: Yes



Summary of Information:

Whitaker Park Development Authority, Inc. (WPDA) is a nonprofit corporation created by representatives of Winston-Salem Business Inc., the Winston-Salem Alliance and Wake Forest University for economic and redevelopment purposes. Currently, they are in the process of repurposing a large portion of the Whitaker Park campus for future economic development opportunities. In March 2016, City Council authorized entering into a Public-Private Partnership (P3) with WPDA to address critical infrastructure needs and spur economic development in and around the Whitaker Park area.

To date, nearly \$7.0 million has been spent on some critical needs including the installation of water and sewer, and various facility enhancements such as the separation of the sanitary sewer lines; electrical and H/VAC systems; and fire protection system. The City has provided approximately \$2.0 million towards these expenses with a total commitment of \$4.0 million.

Committee Action:

Committee	Finance 6/11/18	Action	Approval
For	Unanimous	Against	

Remarks:

The next phase of the critical infrastructure needs involves major road construction and new water and sewer installation. The estimated cost for this phase is \$4.5 million. WPDA is requesting City assistance of \$1.25 million to assist with the extension of Akron Drive through Whitaker Park to connect with Shorefair Drive. The new, public road will provide access to some developable parcels in Whitaker Park as well as provide a critical transportation linkage between Akron Drive and Shorefair Drive. This phase of the critical infrastructure was contemplated at the time of the initial phase and depicted on the exhibits included at that time.

Because the P3 has been previously approved by City Council, this process appears to be the most cost effective way to have this project completed. WPDA would still be required to follow all of the City's bidding and purchasing procedures. The existing P3 Agreement will be amended to include this additional phase.

If approved by Council, 2014 Economic Development General Obligations Bonds would be used to assist with this critical infrastructure need. There is currently \$8.7 million available for economic development infrastructure and projects.