



Dame Management Services, LLC
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Winston-Salem, NC 27104
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buckydame@gmail.com

July 28, 2025

City of Winston-Salem
c/o Pat Pate, City Manager
City Hall
101 North Main Street
Winston-Salem, NC 27101

RE: Winston-Salem Amphitheater Project

Dear Pat:

This letter for consideration comes to you on behalf of the ownership of the proposed amphitheater within the vacant lot bound by Fifth, Sixth, Marshall and Spruce streets between the Convention Center and First Baptist Church. The two principal owners are Don Flow, CEO of Flow Automotive Companies and Jim Brammer, CEO of Concert Stuff Group. My role will be the President/GM for this project.

As part of the construction and operation of the Winston-Salem Amphitheater there are two key components that are essential to successfully manage and operate the proposed venue for events. We are requesting for consideration the following:

Park Land:

Use of park land directly behind the planned amphitheater starting on 6th Street and moving north on Marshall Street. This area is necessary for the staging of back of house functions to include production requirements for events at the proposed venue. The amphitheater site between 5th and 6th Streets to the south and north and Marshall and Spruce streets to the east and west, does not allow for these functions to take place.

Parcels being requested are:
6835-18-0014
6835-18-0054

6835-18-0120

6835-18-0106

6835-18-9264

6835-18-0214

And a portion of 6835-08-9447 (numbers 10 and 11).

These parcels are highlighted on the attached tax parcel maps for reference. They are the same maps; one is enlarged for easier reading of the parcels. This area encompasses in total approximately one acre.

We are proposing a Five-Year Lease with Two-Year extension provision added to the 5th year. A nominal yearly fee of \$12.00 is proposed.

For the use of the park land and inconsideration of the yearly fee, the following would be performed at the sole cost of the amphitheater ownership.

- Temporary Structures: Only temporary structures (except for fencing) would be in place to service the needs of the back of house staging area. Temporary Structures would be such to conform to the area.
- Landscaping: Landscaping would conform to City of Winston-Salem standards to further enhance the area. Ownership would work in conjunction with the City of Winston-Salem to plan for any landscaping requirements. Tree removal would be kept to a minimum and any tree removed would be replaced per the city's requirements.
- Fencing: Fencing of the combined parcels. Fence (chain link) would be 8' high and would include scrim material to block viewing of the inside area. This would provide security which is a requirement for the operation of the venue. Fence color would be determined by mutual agreement of the parties.
- Maintenance: Maintenance of all areas of the combined parcels to include areas in and around 6th Street and Spruce Street.

Street Closures:

Due to limitations of the amphitheater site, there shall be a need to close certain streets on event days, which would be essential for the operation of the venue.

Street closures being requested are:

- 6th street from Marshall to Spruce Street
- Spruce Street from 5th to 6th Street.
- West End Blvd from 6th Street to Chatham Road

There have been preliminary discussions with WSDOT, and a draft plan has been submitted for review and comments before making a formal request.

To successfully execute the above stated actions, we are seeking the city's approval to advance this project. We look forward to hearing your directives.

To provide you some target dates we have set:

- August 13 - Public Announcement
- April 3, 2026 – Target for the first event

As mentioned earlier these requests are absolutely essential for this project to move forward for without the park land or the street closures the viability of operating the amphitheater is not possible.

Thank you for your consideration and believe this will be an excellent asset for Downtown Winston-Salem and the region. Look forward to bringing this project to fruition.

Sincerely.

A handwritten signature in black ink, appearing to read "B. B. Dame", written in a cursive style.

Benjamin B. "Bucky" Dame, Manager
Dame Management Services, LLC

cc: Mayor Allen Joines
Northwest Ward Council Member, Regina Hall
CEO Flow Automotive Companies, Don Flow
CEO Concert Stuff Group, Jim Brammer

Attachment: Tax Parcel Maps