

**RESOLUTION REJECTING AN OFFER TO PURCHASE PLAZA APARTMENTS
SUBMITTED BY LORDSON CAPITAL, LLC, PROVIDING A LETTER OF INTENT
TO THE BOSTON-THURMOND INNOVATION NETWORK TO ACQUIRE PLAZA
APARTMENTS, AND AUTHORIZING CONTINUED DEFERRAL OF LOAN
REPAYMENT**

WHEREAS, the City of Winston-Salem is engaged in redevelopment, clearance, conservation and revitalization efforts in certified redevelopment and other community development areas in the City; and

WHEREAS, the City is the owner of certain real property located at the intersection of Northwest Blvd. and Thurmond Street, known as Plaza Apartments, and leases said property to the Housing Authority of Winston-Salem (HAWS) to operate as affordable rental housing; and

WHEREAS, the City and HAWS entered into a Development Agreement on April 28, 1995, as amended on July 20, 1995 and May 18, 2001, for the City to provide financing to rehabilitate the property, and rehabilitation of the property was completed in 2003 at a total cost and loan balance of \$2,737,473, and

WHEREAS, repayment of the rehabilitation loan has been suspended since 2005, and no payments have been received; and

WHEREAS, the City has received an offer to purchase the property from Lordson Capital, LLC, which will make property improvements and operate the property as affordable rental housing; and

WHEREAS, the City has received a request from Boston-Thurmond Innovation Network to enter into a letter of intent for the purpose of transferring title to the property, demolishing Plaza Apartments, and developing mixed income single-family housing and multi-family rental housing on the property.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Winston-Salem hereby reject the offer to purchase the Plaza Apartments submitted by Lordson Capital, LLC.

BE IT FURTHER RESOLVED that the Mayor and City Council authorize entering into a letter of intent with Boston-Thurmond Innovation Network by January 31, 2018 for the purpose of transferring title of the property to BTIN Plaza, LLC, its affiliates and assigns, by June 2019 and developing a revitalization plan, with significant input from residents and key community partners, for the property.

BE IT FURTHER RESOLVED that the Mayor and City Council authorize continued deferral of repayment of the rehabilitation loan to HAWS for Plaza Apartments.

BE IT FURTHER RESOLVED, that the Mayor and City Council authorize the City Manager to execute contracts and documents necessary to carry out the activities herein authorized.