



City of Winston-Salem

MAYOR J. ALLEN JOINES

January 14, 2021

Jaron Norman, Principal
Garland Burton, Principal
Liberty Atlantic Group
8349 Arrowridge Blvd, Suite P
Charlotte, NC 28273

Re: Liberty Atlantic and Metropolitan Village

Dear Mr. Norman and Mr. Burton:

I am writing to express our full support of Liberty Atlantic's proposed Metropolitan Village/Health 360 redevelopment concept. As clearly outlined in your presentation, this catalytic project will provide an ideal central anchor to spearhead the East Winston-Salem Master Redevelopment Plan - an extension of the multi-billion-dollar Wake Forest Innovation Quarter.

Your firm's work in seeking early stakeholder input, fostering collaboration, and securing preliminary lease arrangements with key community institutions supports the preservation of East End's civic identity, and complements the livability and distinctive character of this historic community.

On behalf of the City of Winston-Salem, the City Council, and the residents of greater East Winston-Salem, the Office of the Mayor fully supports Liberty Atlantic and their effort to make Metropolitan Village a reality. We believe this mix of quality, affordable housing, health-related services and workforce training will have a beneficial and sustainable economic impact on the entire region.

Sincerely,

J. Allen Joines
Mayor



City of Winston-Salem
North Carolina
27102

COUNCIL MEMBER
EAST WARD

December 30, 2020

Mr. Jaron M. Norman, Principal
Liberty Atlantic Group (LAG)
8349 Arrowridge Blvd. Suite P
Charlotte, NC. 28273

Re: Liberty Atlantic and Metropolitan Village

Dear Mr. Norman:

One of my favorite inspiring quotes is "The hardest part of any journey is taking the first step". It has been many months since the first step was taken to enhance the vision for Metropolitan Village. Now, *the plan* with its copious details is ready for implementation!

I fully support the efforts of Liberty Atlantic and the proposed Metropolitan Village project located in the historic East End community of Winston-Salem. I look forward to championing these efforts to spark equitable revitalization through affordable housing and access to critical services and training.

Liberty Atlantic, in partnership with United Metropolitan Missionary Baptist Church (UMMBC) and Goler CDC has worked tirelessly over the last twelve months to engage local community residents and stakeholders. Your firm's commitment to inclusive innovation, professionalism, and overall experience in developing quality multi-family housing will continue to be paramount to the success of this project.

On behalf of the residents of the East Ward of Winston-Salem, I am in total agreement with Liberty Atlantic and their mission to provide quality housing, improve health outcomes and inspire healthy behavior. I am truly excited about the presentation of the project to the full City Council. I feel confident that we will have their support as well.

Thank you for investing in the East Winston community and the city of Winston-Salem.

Sincerely,

Annette Scippio
Council Member, East Ward
"Soaring on the Winds of Change"



December 29, 2020

**Office of the
City Manager**

Tasha Logan Ford
Assistant City Manager

P.O. Box 2511
Winston-Salem, NC 27102
Tel: 336-734-1301
Fax: 336-748-3060
tashalf@cityofws.org
www.cityofws.org

Jaron Norman, Principal
Garland Burton, Principal
Liberty Atlantic Group (LAG)
8349 Arrowridge Blvd. Suite P
Charlotte, NC 28273

RE: Liberty Atlantic and Metropolitan Village

Gentlemen:

I am writing to express our full support for Liberty Atlantic and the proposed Metropolitan Village project. We believe Metropolitan Village will be a catalytic project that will help our city meet its growing demand for quality, affordable housing.

According to the 2018 Winston-Salem/Forsyth County Housing Study and Needs Assessment, Winston-Salem has a 16,244-unit shortage of affordable and available homes for lower income households, which the Metropolitan Village project can begin to meet. The project will also help bridge the economic and social divide between Innovation Quarter and the neighboring community of East End. Liberty Atlantic in partnership with UMMBC have provided strong, adept leadership in driving positive change in this community. Additionally, they have assembled a concept plan that many stakeholders and residents in the City of Winston-Salem support.

The firm's work in seeking early stakeholder input, fostering collaboration, and securing preliminary lease arrangements with key community institutions supports the preservation of East End's civic identity, and complements the livability and distinctive character of this historic community.

We believe this mix of quality, affordable housing, health-related services and workforce training will have a beneficial and sustainable economic impact on the entire region.

Sincerely,

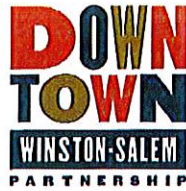
Tasha Logan Ford
Assistant City Manager

pc: Annette Scippio, Council Member, East Ward
Lee D. Garrity, City Manager
Evan Raleigh, Assistant City Manager
Marla Newman, Community Development Director

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity



January 13, 2021

Garland Burton, President/ Development Division
John A. Rydle, Chief Investment Officer
Liberty Atlantic Group
9319 Robert D. Snyder, Suite 339
Charlotte, NC 28223

**Re: Liberty Atlantic Group & Goler CDC/ Innovation East Health and Wellness Fund
for Redevelopment in East Winston-Salem**

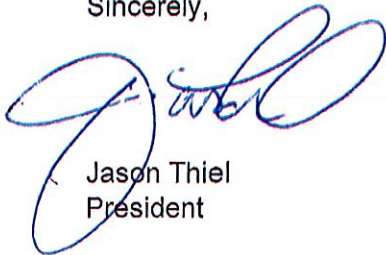
Dear Mr. Burton and Mr. Rydle:

I am writing you to express my support for Liberty Atlantic and the proposed Metropolitan Village project located in the East End community of Downtown Winston-Salem. Historically, the East End area has been excluded from investments and the economic boom of nearby Innovation Quarter. Many of my constituents and partnership members would welcome and embrace positive change and progress in this neighboring community.

As President of Downtown Winston-Salem Partnership, I have had the pleasure of working with United Metropolitan Missionary Baptist Church (UMMBC) and many of the local stakeholders to develop a master plan. However, the selection of Liberty Atlantic as an experienced, minority-owned development firm has been a game changer in terms of delivering results.

Liberty Atlantic's experience in fostering collaboration and support has been unparalleled. Additionally, I believe the proposed Metropolitan Village project is an innovative and effective means for achieving equitable growth. I fully support UMMBC and Liberty Atlantic in their mission to provide quality housing, improve health outcomes and inspire healthy behavior.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Thiel".

Jason Thiel
President

305 W. Fourth Street, Suite 2E
Winston-Salem, NC 27101
(336) 354-1500



**Mr. Jaron Norman
Liberty Atlantic
8349 Arrowridge Blvd
Suite P
Charlotte, NC 28273**

This letter is to support your proposed Metropolitan Village Project. I have enjoyed participating with you and your team over the previous twelve months as you have developed a plan that has emerged from working with this historic community. What began as an area plan for East End has become an exciting opportunity for inclusive and equitable development. I am enthusiastic about Liberty Atlantic's plans for providing quality housing, improving health outcomes and participating in the innovation ecosystem.

As you know Innovation Quarter has experienced rapid growth over the last ten years, becoming one of the few innovation districts in the world recognized as a leader by the Global Institute for Innovation Districts. The core elements of innovation districts are creating economic opportunity and inclusion. In addition, the Innovation Quarter recently announced IQ Community Labs, this initiative aims mobilize traditional and non-traditional partners seeking to scale health and social equity solutions. The development of Metropolitan Village is an opportunity to impact both efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read "Graydon Pleasants", is written over the typed name and title. The signature is fluid and stylized, with a long horizontal stroke extending to the right.

**Graydon Pleasants
Head of Real Estate Development
Innovation Quarter**

Reverend Dr. Alvin T. Armstead, Jr.
Senior Pastor

James D. Ballard
Pastor Emeritus
Joseph D. Crocker
Chairman, Board of Deacons



Date: January 14, 2021

From: Pastor Alvin Armstead

To: Jaron Norman, Principal
John Rydle, Principal

Re: Liberty Atlantic and Metropolitan Village

In 2019, First West End, LLC. (FWE), a subsidiary of United Metropolitan Missionary Baptist Church (UMMBC) published an RFP to solicit development proposals for roughly 8-Acres in the East End area of Downtown Winston-Salem. The development committee identified Liberty Atlantic Group (LAG)-a minority-owned, vertically integrated real estate company based in Charlotte, NC as a development partner.

Over the last twelve months, FWE has worked in lock step with Liberty Atlantic to develop the Metropolitan Village concept plan. We've found them to be professional, knowledgeable and collaborative in their effort to support our mission of "*promoting thriving communities of hope and health.*" Their experience in working with churches and low-income communities has been especially valuable.

We believe that LAG has developed a feasible plan and forged strong relationships with virtually every stakeholder. Furthermore, we trust that LAG has what it takes to make our vision a reality. We look forward with anticipating each phase of the project.

In His Service,

Reverend Dr. Alvin T. Armstead, Jr.

Bearing witness to God's love for the world

450 Metropolitan Drive | Winston-Salem, NC 27101 | 336-761-1358 | 336-723-2801 fax | www.unitedmetropolitan.org



Goler Community Development Corporation
889 N. Liberty Street
Winston Salem, NC 27101
www.golercdc.com | 336.761.0595

To : Whom it May Concern,

I am writing this letter to recommend Liberty Atlantic Group (LAG) for the development Of Metropolitan Village. I am very familiar with the work and credibility of the principals of the company and look forward to working with LAG to develop the East End Masterplan. We have been meeting over the last couple of months and I have been thoroughly impressed with their business acumen, understanding of financing and commitment to building our community.

An important tool for redevelopment has been made available for the East End area is the Opportunity Zone designation of which LAG has been very knowledgeable and strategic in understanding how to leverage anchor institutions. We have jointly met with several stakeholders in Winston-Salem and I have been impressed with LAG's ability to answer the hard questions and to follow up where it is needed.

Goler Community Development Corporation plans to take an active role in helping LAG navigate the local community through our 20 years of developing key partnership relations and collaborating with the City of Winston and other non-profits.

Respectfully,

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

Michael Suggs
President, Goler CDC