



“BEYOND THE SANCTUARY”

Executive Summary

On August 15, 1965, West End Baptist Church and First Institutional Baptist Church in Winston-Salem, North Carolina unanimously voted to merge into one congregation and became the United Metropolitan Missionary Baptist Church (UMMBC). The name United Metropolitan Missionary Baptist Church symbolizes the churches dedication to East End area and to the greater the Winston-Salem Community.

Under the leadership and insight of Pastor Prince Rainey Rivers, the church recognized the momentum of Wake Forest’s Innovation Quarter and the movement towards downtown revitalization. In response, the church established First West End, LLC (FWE) – a real estate holdings company setup to preserve the church’s rich history in the East End community, and to invest in its mission of “*Promoting thriving communities of hope and health*”.

To memorialize its’ formation, FWE established a steering committee and launched a Lifestyle Capital Stewardship Campaign (“Beyond the Sanctuary”) reflecting its commitment to make a difference for Christ in the world beyond the walls of the church.

In 2016, FWE secured site control of the Garden Court apartments - a multi-unit residential community on approximately 6 acres of land adjacent to the church. FWE immediately leveraged its’ resources to shut down sub-standard housing units and preserve all remaining habitable units within the Garden Courts property. To date, FWE has renovated 7 2-bedroom units and provides subsidies equal to roughly 15% of total rental income.

In February of 2019, FWE issued an RFP to help identify a development partner that would help reposition remaining Garden Court Apartment units and support FWE’s vision of building a thriving community that supports hope and health. In June of 2019, the steering committee selected the Liberty Atlantic Group – a minority-owned, vertically integrated real estate company based in Charlotte, NC.

Liberty Atlantic and FWE has since worked diligently to create a comprehensive redevelopment plan that avoids displacement of existing residents while contributing to a more vibrant and thriving East End community. The partnership plans to introduce initial concept plans to the UMMBC congregation and key stakeholders on December 9th, and plans to host formal community information sessions in the first few months of 2020. For more information please contact:

Lyvonne Bovell-Harris, Project Manager

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336-745-7589

THE ANNUAL CHURCH CONFERENCE

The Agenda

MONDAY, DECEMBER 14, 2019

GREETINGS

THE HYMN

THE SCRIPTURE READING

THE PRAYER FOR DIRECTION

THE ADOPTION OF THE AGENDA

THE CHURCH COVENANT

THE APPROVAL OF THE MINUTES FROM THE 2018 CHURCH CONFERENCE

FIRST WEST END PRESENTATION – METROPOLITAN VILLAGE

- **JARON NORMAN, PRINCIPLE-LIBERTY ATLANTIC GROUP**

THE SENIOR PASTOR'S ANNUAL MESSAGE

THE REVIEW OF ANNUAL MINISTRY REPORTS

THE FINANCIAL REPORTS

THE RECOMMENDATION(S) TO THE CONGREGATION

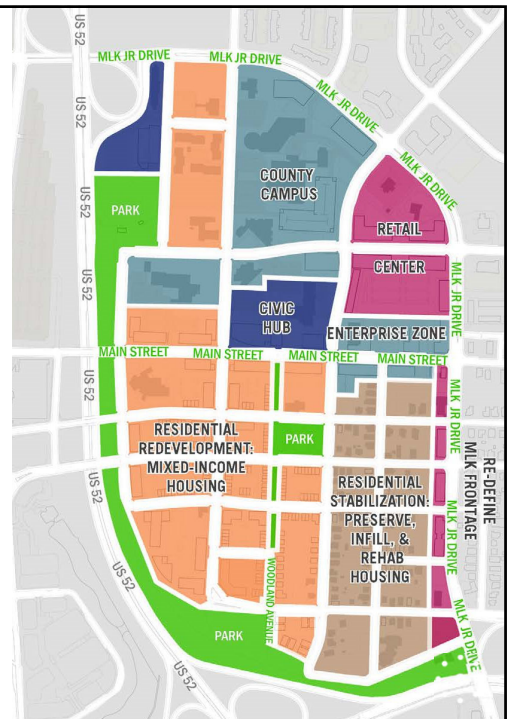
THE RECOMMENDATION(S) FROM THE CONGREGATION TO THE BOARD
OF DEACONS

ADJOURNMENT



1

- “Promoting Thriving Communities of Hope and Health”
- 2017 East End Masterplan
 - *City of Winston-Salem*
 - *SG Atkins CDC*



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METROPOLITAN VILLAGE

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Metropolitan Village

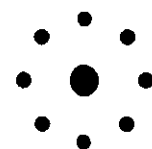
Community Information Session (Part 1)

December 19, 2019

Meeting Agenda

Goals & Objectives – Provide local Garden Court residents with a development update

1. Intro – Council Member Annette Scipio
2. Development Team Introduction – First West End/ Liberty Atlantic
3. Development Plan Review – Liberty Atlantic
4. Q&A





METROPOLITAN VILLAGE

Community Information Session

Thursday, December 19, 2019

7:00 - 8:00 PM


You are invited to participate!

The Metropolitan Village Community Information Session: Part 1, is a way for local residents and community stakeholders to learn about UMMBC's vision for "*Promoting Thriving Communities of Hope and Health*" in the East End Community.

United Metropolitan Missionary Baptist Church

The Fellowship Hall | 450 Metropolitan Dr | Winston-Salem, NC. | 27101

Email bovellh305@gmail.com for more information

12/19/19
Meeting Notes


Dec 19, 2019 CIS meeting minutes

- all tenants from existing tenants/unit in attendance - see sign in
- tenants discussing concerns w/ existing units/upkeep
- Liberty - outlining new management & plans to address
- Mr. Austin - biggest concern over unit repairs
 - ↳ washer/dryer hook
 - ↳ veteran
- other tenants show concerns w/ upkeep
 - Mrs. Brown - issue w/ bedroom outlet
- no real concerns about new development plan - Liberty outlines plan to avoid gentrification
- plan to move 30 existing tenants if existing building cannot be renovated
- Annette Suppo in attendance - spoke in favor of project but worked w/ disgruntled tenants
- Several church members in attendance - as well - folks from Sweet Potatoes - voiced concerns over affordability
- Biggest questions related to upkeep of existing units

In attendance:

1. Rita Nelson
2. Geraldine Ladson
3. Cresta Shell
4. Anthony Nixon
5. Don + Kenneth Eldridge
6. Calum Horrois
7. Stanley Kevans
8. Dee-Anne Hunt
9. Karen?
10. Shamma McLean
11. Arlene Ford
12. Russic Mura
13. Jaykura Hart
14. Corine Randall
15. Joe Crocker
16. Dietra Ruthford
17. Pastor Ford
18. Pastor Armistead - spend
19. Tom?
20. Calum Horrois
21. Kim Banta

* Council member

- Annette Scipio!

Lykenna - handed out info

Food served to all



METROPOLITAN VILLAGE

Community Information Session

Thursday, January 30, 2020

7:00 - 8:00 PM

You are invited to participate!

The Metropolitan Village Community Information Session: Part 2, is a way for local residents and community stakeholders to learn about UMMBC's vision for "*Promoting Thriving Communities of Hope and Health*" in the East End Community.

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Ministers

1/30/20

- Prayer to open + Pastor
- SMH gives presentation
- approx 40 attendees including Mr. Martin
- City of W-S TRSF

- ① Title and health
- ② Guidelines of EG Master Plan
- ③ Avoid any displacement
- Local, 6L Affairs

"Career ready housing"
 - combines housing with
 rehab and services

- priority on health and safety
- detailed walk-through of phases 1, 2, 3

→ Key milestones - we are
 1/2 done (design and programming)

Questions

- Timeline for groundbreaking
- How much money has been raised

Metropolitan Village Mtg.

1/30/20

Levander
 2/25

help for
 or veterans
 to move

- Last 30 days health and safety improvements \$30K
- Metropolitan Village is the payee.
- FWE will partner with Liberty Atlantic on management
- goal to put new HVAC in every unit - getting bid about looking for plumbing has had trouble
- electrical for safety
- hard roof

* Mr. _____ says he will
 more across street
 for \$100 more if washer
 dryer hold up

→ moving costs are the issues
 * washer dryer hookups are
 capped/covers with a
 cabinet

→ some tenants say they got
 as rent increase but no
 updates.

→ STMN, we will look
of every unit
* will need new leases
for all tenants

Mr. James Austin
(336) 577-4805
→ Ellen Spaul VA for
assistance moving

Valentine's Day	Presidents' Day		Ash Wednesday
21	22	23	24
			Flag Day (Mexico)
28	1	2	3

Name	Phone	email
Diana Rutherford	(336) 930 6855	
Don Elvidge	(336) 999-2425	
Anthony Dixon	336-782-2011	
✓ James HUSTON	336 577 4805	
Geraldine Laddson	336-932-1004	
James Lawrence	336-723 9005	
Nicholas Syng	336 761-0595	
Cita Wilson	631 7421622	
Lisa Brevard	(336) 624-0029	

Name	Phone	email
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Barry Taylor	336 999 7585	—

Name	Phone	email
Kenny R. Shroyer	336-999-2425	
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Charles Blackwell Jr Cuthrell, Raven	336-287-7059	
Timmy Hooks	336-345-0950	
Tasha Lujan Fed	336-731-1301	
Lois Leggett	336-945-5346	
MARIA Y. NEWMAN	336-934-1500	

Name	Phone	email
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Brien Harrison	336-575-1195	Bryboy19959@aol.com
Barbara Harriett	336-723-0297	bharrist2@yahoo.com

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

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



September 25, 2020

Grace and Peace.

Since I began my tenure at United Metropolitan Missionary Baptist Church as your Senior Pastor, I have found that the church has always been vision focused and mission driven. A spark was lit under our mission to “Go Beyond the Sanctuary” when the church took control of the land adjacent to the property and established First West End, LLC.

This move strategically positioned the church to have a direct impact on our friends and neighbors in the East Winston community. More importantly, I believe the church has been situated at the foot of the bridge connecting Innovation Quarter and East Winston because God has called us to be the link between the two communities. This link would allow us to build meaningful relationships, job training, job opportunities, economic development, etc. Building a bridge between these two communities is a God sized assignment that can only be accomplished through strategic partnerships.

In 2019, we partnered with Liberty Atlantic Development Partners (LADP) to help us make our mission a reality in the East Winston community. Since we began our partnership, we have found that LADP shares a common passion for impacting communities and helping to reshape realities through community development and economic opportunities. Therefore, they have provided the attached update to keep our congregation informed about the progress of the project up to this point. We look forward anticipating each phase of the project knowing that it will promote “Thriving Communities of Hope and Health.”

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

UNITED METROPOLITAN MISSIONARY BAPTIST CHURCH – “A LEGACY FULFILLED”

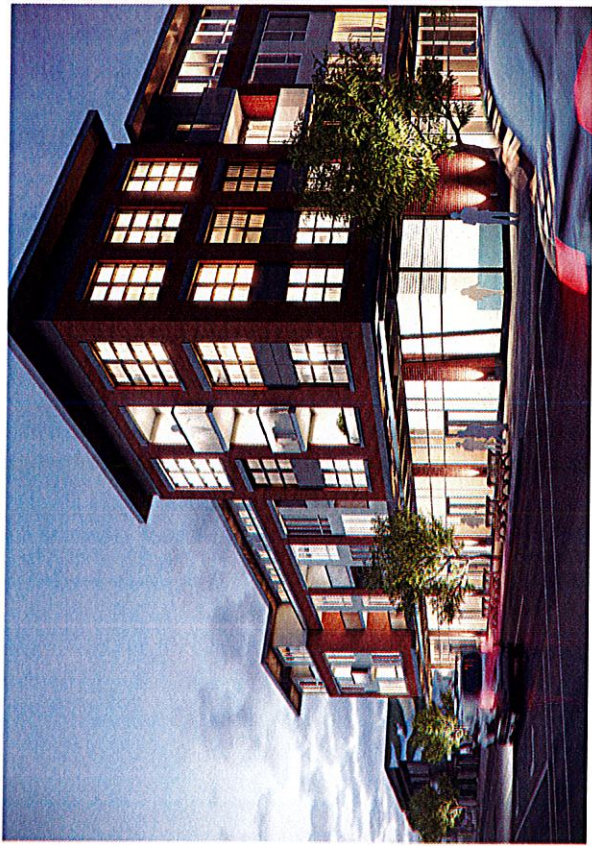


METROPOLITAN VILLAGE

On August 15, 1965, West End Baptist Church and First Institutional Baptist Church in Winston-Salem, North Carolina unanimously voted to merge into one congregation and became the United Metropolitan Missionary Baptist Church. The name United Metropolitan Missionary Baptist Church is symbolic and historic, which symbolizes the churches dedication to the Winston-Salem East End Community.

Through a three-year Lifestyle Capital Stewardship Campaign (“Beyond the Sanctuary”) - reflecting its commitment to make a difference for Christ in the world beyond the walls of the church – UMMBC made the decision to take control of the land adjacent to the church and create First West End, LLC (FWE) which would assist in driving the church’s mission “Beyond the Sanctuary” and focus on “Promoting Thriving Communities of Hope and Health”.

In 2019, UMMBC partnered with Liberty Atlantic Development Partners to assemble a plan that would not only support the mission of UMMBC, but also align with the 2018 East End Masterplan created by community stakeholders. The result is Metropolitan Village - a mixed-use community that merges quality, affordable housing with education, workforce training & health services to provide access and opportunity to both residents and tenants.



For more information:

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Jaron Norman, Principal - Liberty Atlantic Group
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Henry Lancaster, VP of External Affairs, Tech Road Ventures
Henry.lancaster@nctechroad.com, 704.461.2066





Project Overview

METROPOLITAN VILLAGE

Project Team:

- Developer: Liberty Atlantic
- GC: Liberty Atlantic
- Architect: Dwell Architects
- Civil Engineer: Bloc Design

Phase I:

- Stabilize occupied units/Demolition of abandoned buildings
- New Construction, Specialized Zone Housing - 4-Stories 146 2-Bdr Units
- New Construction, Workforce/Affordable Housing - Triplex 48 2-bdr Units
- New Construction, Townhomes - 8 3-bdr Units
- Greenspace/Outdoor Park

Phase II:

- Relocation of existing tenants to new units
- New Construction, Specialized Zone Housing - 4-Stories 110 1 & 2-Bdr Units
- 5th Street Streetscape Improvements

Phase III:

- TBD

Key Features:

- Workforce Training Center
- Short walk to Innovation Quarter
- Short walk to Downtown Entertainment
- Bike or walk to Wake Forest School of Medicine, WSSU, UNC School of the Arts, Salem College or Forsyth Tech

Functional Amenities:

- High-Speed Connectivity
- Short-term Leasing by Bed or by Unit
- Furnished & Unfurnished Unit Options
- Tele Class Rooms
- Tele Conference Rooms
- Key-Man Office Spaces

Luxury Amenities:

- Electric Vehicle Charging Stations
- Bicycle Stations
- Outdoor Grill Stations
- 24/7 Fitness Center
- 24/7 Cloud Café



Project Update

METROPOLITAN VILLAGE

2020 Workplan

1. Address Code Violations & Outstanding Work Orders

- ✓ 129 work orders completed in eight months
- ✓ \$53,327 Invested to stabilize existing units and ensure health & safety of existing tenants
- ✓ Completed Code Compliance

2. Resolve Tenant Issues & Budget Concerns

- ✓ Relocate two tenants from east of highland to units west of highland
- ✓ Gain control of operational gaps and manage Covid-19 related issues
- ✓ Reduce operating costs and clean up operating budget

3. Create a Concept Design & Vision Plan

- ✓ Concept plan approved by FWE Committee, Deacon Board , Congregation, City Planning & Community
- ✓ Civil Engineer & Architect under contract and transitioning to Design Development
- ✓ Prepare project for rezone, city funding & formal plan review

4. Develop Project Program & Community Coalition

- ✓ Programming compliant with UIMBC Mission and East End Masterplan
- ✓ Key relationships with local municipal agencies, CDC's and community stakeholders