

Winston-Salem City Council
APPROVED
April 7, 2025

**RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT ASSISTANCE
THROUGH THE SPEC BUILDING REVOLVING LOAN PROGRAM TO FRONT
STREET CAPITAL FOR CONSTRUCTION OF A SPECULATIVE BUILDING AT
UNION CROSS INDUSTRIAL CENTER PURSUANT TO N.C.G.S. 158-7.1**

WHEREAS, Front Street Capital (FSC) is requesting a \$3.5 million economic development loan to help finance the construction of a speculative industrial building on Lot #5 at Union Cross Industrial Center; and

WHEREAS, this building would contain approximately 300,000 square feet and would be marketed primarily to companies seeking to relocate to Winston-Salem; and

WHEREAS, it is anticipated that the facility will have an initial aggregate tax value of approximately \$32 million with the potential to increase up to an additional \$2.25 million upon the completion of future tenant improvements; and

WHEREAS, FSC would repay the City's loan in full upon the occupation of the facility by a tenant and the subsequent selling or refinancing of the facility; and

WHEREAS, the repayment of the City's loan shall not occur later than five years from the date of the loan closing without the expressed permission of the Mayor and City Council; and

WHEREAS, the City has a successful track record of partnerships with Front Street Capital on similar projects resulting in job creation and growth in the tax base; and

WHEREAS, FSC commits to complying with the terms and conditions outlined in Exhibit A "Spec Building Revolving Loan Program Guidelines" of the accompanying Council Action Request Form.

Winston-Salem City Council
APPROVED
April 7, 2025

NOW, THEREFORE, BE IT RESOVLED, by the Mayor and City Council of the City of Winston-Salem that, after a duly advertised public hearing pursuant to N.C.G.S. 158-7.1, the City hereby approves a loan of up to \$3.5 million economic development loan through the Spec Building Revolving Loan Program to FSC to assist with the construction of a speculative building on Lot #5 at Union Cross Industrial Center.

BE IT FURTHER RESOLVED, that the Mayor and City Council hereby authorize and approve the City Manager, City Attorney, and City Clerk to take such actions as may be necessary for the execution of Economic Development Loan Agreements, and such other documents that may be required, with FSC or one of its subsidiaries.