

Resolution #22-0461
2022 Resolution Book, Page 171

**RESOLUTION ALLOCATING PROCEEDS FROM THE PREVIOUS SALE OF CITY-
OWNED PROPERTY TO ECONOMIC DEVELOPMENT INFRASTRUCTURE AT
MOTOR ROAD/OLD WALKERTOWN ROAD**

WHEREAS, in August 2013, Greater Tabernacle Worship Center (GT) purchased 20 acres at Motor Road and Old Walkertown Road from the City for \$200,000 (\$10,000 per acre); and

WHEREAS, the sale was authorized by N.C.G.S. 160A-279 which allows for the sale to a non-profit entity carrying out a public purpose; and

WHEREAS, deed restrictions were included to restrict the use of the land to certain public purposes, including GT's plans to construct a multi-purpose facility for community programs, as well as deadlines to complete construction, receive a certificate of occupancy, and initiate programming; and

WHEREAS, GT subsequently negotiated a contract to sell a 1.5 acre section for \$300,000 to a developer for locating a Dollar General; and

WHEREAS, in order for Greater Tabernacle to re-sell a portion of the land for a profit, the restrictive covenants on the 1.5 acre parcel were released by the City in return for GT paying the City fair market value for the applicable acreage; and

WHEREAS, in 2017, the City agreed to the difference in the sales price to Dollar General and the pro-rated purchase price of the original acreage of \$15,000 for a total of \$285,000; and

WHEREAS, City Council also agreed to GT's request for a City grant in the amount of \$285,000 in order to carry out the original public purpose of the facility; and

WHEREAS, in 2019, the City agreed to paid off the balance of GT's loan with the primary lender in return for GT relinquishing control of the \$300,000 sales price for the Dollar General property; and

WHEREAS, The balance of funds was placed in escrow to be used for the public purpose outlined in the deed restrictions; and

WHEREAS, GT then conveyed to the City a first lien deed of trust on the remaining tract of ~18.5 acres (original 20 acres less the 1.5 acres for Dollar General); and

WHEREAS, the deadline requiring facility construction and programming implementation expired in August of 2020, thus allowing conveyance of the ~18.5 acres back to the City; and

WHEREAS, in July of 2022, the Superior Court granted the City’s motion to retake possession of and title to the property; and

WHEREAS, the City also owns the adjacent parcel along Motor Road, providing an approximate 31-acre contiguous property that City staff have been working with the Council Member of the Northeast Ward on a vision for both retail—specifically a grocery store—and residential development; and

WHEREAS, Jordan Consultants was retained by the City for a conceptual site plan incorporating these mixed uses, and staff intends to issue a Request for Proposals for the sale and development of the remaining acres targeting both a grocery store and a residential component.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Winston-Salem, upon the recommendation of the Finance Committee, hereby authorize that the proceeds from the sale currently held in escrow in the amount of \$108,900 be deposited in the Economic Development Project Fund for future investments in Economic Development Sites/Infrastructure serving the Motor Rd./Old Walkertown Rd. site.