

Summary of Minutes

September 3, 2008

A special meeting of the Winston-Salem City Council was held on Wednesday, September 3, 2008 at 8:15 a.m. at City Hall. The purpose of the meeting was to tour the American Tobacco Project site in Durham, NC.

The City Secretary called the roll, with the following members present:

Council Members Robert C. Clark
 Joycelyn V. Johnson
 Wanda Merschel

Members Absent: Mayor Allen Joines Vivian H. Burke
 Molly Leight Nelson L. Malloy, Jr.
 Dan Besse Evelyn A. Terry

Secretary: Renée L. Phillips, City Secretary

Due to the lack of a quorum, the meeting was not convened.

The Council Members and City staff departed City Hall and traveled to the City Hall in Durham, North Carolina. They were met by Mr. Patrick Baker, City Attorney (former City Manager), Mr. Allen Delisle, Economic Development Director and Mayor Bill Bell.

The Durham officials described their experience with Struever Bros. Eccles & Rouse.

The Council Members and City staff departed the Durham City Hall and traveled to Durham's American Tobacco Historic District, where they met with the following officials of Struever Bros.: Mr. Bill Struever, Chief Executive Officer; Mr. John Kovacs, Chief Financial Officer; Mr. Ken Reiter, Senior Development Director; and Ms. Coleen Stemler, Project Manager – Construction. The officials representing Wake Forest

University Health Sciences (WFUHS), Wake Forest University (WFU) and the Piedmont Triad Research Park (PTRP) were: Mr. Doug Edgerton, President, PTRP; Chad Nolan, Director of External Agencies and Affairs for PTRP; Reid Morgan, General Counsel, WFU; and Mr. Graydon Pleasants, Real Estate Development for PTRP.

Mr. Struever personally conducted a tour of his company's part of the American Tobacco project.

At 12:15 p.m., Mayor Joines called the meeting to order as he and Council Members Leight and Burke joined the group.

Mr. Struever gave highlights of the company's operations and project. He then introduced Mr. Stan Mulvihill of McCormack Baron Salazar, his development partner.

Mr. Mulvihill stated that Winston-Salem is a good place for a mixed use complex, and he is looking forward to working there. He mentioned other cities his company has worked in: Phoenix, New Orleans, Baltimore, Washington, DC, Cleveland, Los Angeles and Palm Springs.

Mr. Struever stated that Durham and Winston-Salem are similar in that both are college towns, which create unique opportunities.

Mr. Mulvihill reported that companies must be cognizant of inner city projects in that they must include the entire community, not a particular segment. He further stated that people should not be segregated by income, but rather mixed together in a community attractive for all. He said that Winston-Salem has an advantage over other cities he has worked in because the buildings are the best that he has seen, we already have a more vibrant downtown, and more land to work with.

Mayor Joines thanked the group for the enlightening tour and information session.

Council Member Johnson made a motion to adjourn the meeting.

Council Member Clark: Second. Unanimous.

ADJOURNMENT: 1:13 p.m.