

PCCI Land, Inc.
639 South Green Street
Winston-Salem, NC
27101
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April 13, 2020

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101 North Main Street
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Evan Raleigh,
Assistant Winston-Salem City Manager
101 North Main Street
Winston-Salem, NC 27101

Re: PCCI Land, Inc. and The Budget Inn

Dear All:

Pursuant to directives surrounding the awarding of monies to facilitate the purchase of the property known as The Budget Inn, the following is a summary of the actions taken by PCCI Land, Inc., the entity wholly owned by The Shalom Project, Inc., the non profit that has been the legal entity in this process.

Prior to the Purchase

1. Option obtained to purchase The Budget Inn for \$1.2 million dollars;
2. Grant of \$600,000 from the City of Winston-Salem toward the purchase;
3. Loan of \$600,000 from Forsyth County toward the purchase;
4. Grant of \$200,000 from a private foundation to demolish The Budget Inn;

Purchase of Property

5. Deposit of monies from City and County in preparation for closing on property to the Allman, Spry law firm trust account;
6. Bridge Loan by James W. Armentrout deposited in the Allman, Spry law firm trust account to close loan in a contractually required timeframe;
7. All conditions precedent to the closing of the purchase of The Budget Inn satisfied by May 8, 2019;
8. Purchase of property for \$1,200,000.00 on May 8, 2019 handled by Allman, Spry law firm;
9. All documents required to satisfy City and County agreements recorded along with deed;
10. Possession obtained by PCCI Land, LLC on May 8, 2019;
11. General liability Insurance in place at closing;

Post-closing Activities

12. Non -profit foundation money received after May 8 2019 and deposited in Allman, Spry law firm trust account;
13. Process undertaken to resettle approximately 30 family units from The Budget Inn;
14. Worked with City with Dwellings on communications with the 30 family units and their needs;
15. Over the course of 30-45 days, found acceptable new living circumstances for all of the family units;
16. Helped move the displaced families through various physical and financial means;
17. All utilities either cancelled or switched over pending final work;
18. Bridge Loan from James W. Armentrout repaid by PCCI Land, Inc.;

Post Family Unit Removal

19. Asbestos survey completed showing need for significant asbestos abatement;
20. Asbestos abatement bids requested, reviewed and contract signed;
21. Asbestos abatement undertaken, completed and approved by certified professionals;
22. Winston-Salem Fire Department did fire training on rescue efforts in abated buildings before demolition;
23. The same private non-profit foundation awarded us another \$100,000.00 to help with the expenses related to the abatement and demolition;
24. BB&T Bank awarded us a \$25,000.00 grant to help with the abatement and demolition expenses;
25. Demolition of all structures after completion of abatement and fire training. Demolition completed and approved;

26. Pool drained, bottom destroyed, filled with dirt and seeded;
27. Fence installed where property accessible to protect from trespassers;
28. All utilities cancelled, all structures removed and property now ready for next phase;

We are now in the process, which started prior to the actual purchase and working with Third Wave Housing, LLC (our development partner), to secure potential financing for the construction of the 72 units of affordable housing intended for this tract.

Our financial records are available for inspection and/or audit by your financial folks. A simple report of expenses and revenue is attached for your review.

Should you need any additional information, please let me know. I believe this letter satisfies the required reporting for both the City and County for the first year.

Very truly yours

PCCI Land, Inc.

By: 
James W. Armentrout, President

JWA/kc

Cc Eileen Ayuso
Kelly Carpenter
Kelly Mitter
Lou Baldwin
Sarah Hill Carter
Fleming El-Amin
Richard Angino
Linwood Davis
Ritchie Brooks

PCCI Land, LLC Checking Account with BB&T--#0005108049520

Date	Ck. #	Vendor:	Payments/Revenue	Amount	Balance
5/10/19	----	----	JWA deposit	\$100.00	\$100.00
5/21/19	----	----	Allman, Spry closing	203,223.69	203,323.69
5/21/19	91	Mcgriff Ins.	Insurance	587.29	202,736.40
5/30/19	92	JWA	loan repay	20,000.00	182,736.40
6/15/19	93	Collier Int.	appraisal	2,500.00	180,236.40
6/15/19	94	Third Wave	application	1,360.00	178,876.40
7/08/19	95	Pilot Enviro.	asbestos survey	2,600.00	176,276.40
7/26/19	96	City of WS	water bill	1,231.14	175,045.26
8/15/19	97	Impact Solut.	Mowing	1,100.00	173,945.26
8/28/19	98	City of WS	water bill	304.79	173,640.47
9/14/19	----	BB&T	service charges	6.00	173,634.47
9/20/19	99	JWA	cash/Nyswonger	300.00	173,334.47
9/23/19	100	City of WS	water bill	326.57	173,007.90
10/02/19	777	Impact Solut.	Boarding windows	90.00	172,917.90
10/02/19	----	BB&T	service charge	3.00	172,914.90
10/27/19	778	Gwyn Elec.	Electrical turnoff	117.43	172,797.47
10/29/19	779	Duke Energy	Elect. Service	197.80	172,599.67
10/31/19	780	EME Ind.	½ abatement	64,941.50	107,658.17
11-09-19	782	Duke Energy	Elect. Service	397.13	107,261.04
11/09/19	----	BB&T	service charge	3.00	107,258.04
11/21/19	-----	Foundation	advanced money	100,000.00	207,258.04
11/27/19	789	City of WS	water bill	464.75	206,793.29
12/2/19	790	City of WS	water bill	5.20	206,788.09
12/2/19	791	Duke Energy	Elect. Service	281.95	206,506.14
12/3/19	341	EME Ind.	½ abatement	64,941.50	141,564.64
12/10/19	----	BB&T	service charge	3.00	141,561.64
12/12/19	342	Duke Energy	Elect. Service	130.62	141,431.02
12/19/19	343	Duke Energy	Elect. Service	45.79	141,385.23
12/10/19	344	City of WS	Water bill	376.42	141,008.81
12/26/19	417	Forsyth Co.	2019 property taxes	15,116.88	125,891.93
12/30/19	----	Deposit	Duke Energy refund	130.62	126,022.55
01/20/20	1500	City of WS	Water bill	335.32	125,687.23
01/08/20	----	BB&T	Checking fees	7.97	125,679.26
01/21/20	----	BB&T	BB&T grant	25,000.00	150,679.26
02/10/20	418	EME Ind.	1/2 demolition	64,841.50	85,837.76
02/24/20	419	City of WS	Water bill	397.74	85,440.02
03/09/20	----	BB&T	Service charge	3.00	85,437.02
03/09/20	420	EME Ind.	½ demolition	64,841.50	20,595.52
03/17/20	1501	City of WS	Water bill	287.48	20,308.04
03/30/20	1502	Nat. Leasing	Fence	3,769.98	16,538.06
04/06/20	1503	EME Ind.	Poles/pool fixes	5,300.00	11,238.06