

STATE OF NORTH CAROLINA  
FORSYTH COUNTY

FILED

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION

24 CVS 6561

2024 NOV 27 A 10:00

BARBARA HANES BURKE

Plaintiff,

v.

KEVIN MUNDY

Defendant.

FORSYTH CO., C.S.C.

BY



VERIFIED COMPLAINT

(Jury Trial Demanded)

Plaintiff complaining of the defendant, alleges and says:

### PARTIES AND RELATIONSHIPS

1. Plaintiff BARBARA HANES BURKE ("Barbara or Plaintiff") is a citizen and resident of Winston-Salem, Forsyth County who is also a duly elected member of the Winston-Salem City Council. This action is brought in her individual capacity, not as a member of the Winston-Salem City Council.
2. Defendant KEVIN MUNDY ("Mundy or Defendant") is a citizen and resident of Winston-Salem, Forsyth County who is also a duly elected member of the Winston-Salem City Council. This action is brought against Mundy in his individual capacity, not as a member of the Winston-Salem City Council.

### JURISDICTION AND VENUE

3. Mundy is subject to this court's personal jurisdiction pursuant to N.C. Gen. Stat. § 1-75.4.
4. Subject matter jurisdiction is proper in this Court pursuant to N.C. Gen. Stat. § 7A-240 and 7A-243.
5. Venue is proper pursuant to N.C. Gen. Stat. §§ 1-76, 1-80 and 1-82.

### FACTUAL ALLEGATIONS

6. Barbara has previously worked as a vice chair Winston-Salem/ Forsyth County Schools Board of Education. Before that Barbara served as an assistant principal at Carver High School and previously a teacher with Winston-Salem Forsyth County Schools, a Winston Salem State University adjunct instructor and a Forsyth Technical Community College adjunct instructor.

7. Barbara currently serves as a City of Winston-Salem council member for the Northeast Ward and has served in that capacity since 2020. Throughout Barbara's personal and professional life, she has maintained the utmost ethics, personal and professional, treating all she meets with courtesy, respect and dignity.
8. Since taking office with the City of Winston Salem, Barbara's goal was to use her voice to bring about change in the Northeast Ward acting as a strong advocate for her constituents while having an even broader impact on the City of Winston-Salem community.
9. Barbara acted to fulfill her professional desire of improving life in the Northeast Ward of Winston-Salem by focusing on several goals including housing for the constituents in the North East Ward with a specific goal of rapidly enhancing affordable housing and improving the quality and character of neighborhoods in the North East Ward.
10. Barbara's dedication to her constituents was not to the exclusion of any other Ward in the City; however, Barbara became aware that in the Northeast Ward the City owned fifty or more lots which had been vacant for decades.
11. In developing a Northeast Ward Redevelopment Project Barbara throughout 2022 conferred with the City of Winston-Salem resources and stake holders including, but not limited to, (i) the City Attorney's office, specifically Angela Carmon; (ii) Forsyth County Tax office, (ii) Community Development Director and (iv) Winston-Salem planning department.
12. To insure inclusion with City Administrative staff and other Winston-Salem counsel members, Barbara arranged "ride-alongs" with council members and bus rides with City administrative staff including the City administrative staff including City Manager Lee Garrity and City Manager Pate to view first-hand the City owned lots and other properties which would be part of the affordable housing Northeast Winston Redevelopment Project. The ride along was recorded and preserved on YouTube at the following address: <https://youtube.com/watch?v=UA64S13Hz4c&si=MqYG3rJZncEnK4QW>
13. Previously in December of 2023, Barbara with the City's approval following review by Assistant City Manager Ben Rowe of Marketing and Angela Carmon's review of the content, Barbara caused to be prepared a **2023 Northeast Ward: A Year of Progress** Brochure intended for dissemination to constituents in the Northeast Ward. A copy of the two page brochure is attached hereto as Exhibit A.

14. The second page of the brochure labeled **AFFORDABLE HOUSING** showed the goals for the affordable housing, as discussed since 2021 and approved by the City council of providing the following:

1. **Affordable housing** means housing that is designed, developed, and constructed, or renovated to serve eligible households with an income that is no more than 80% of the area median income.
2. **Workforce housing** means housing that is designed and constructed, or renovated to serve eligible households with an income that is between 81-120 percent of the are median income.
3. **Market rate housing** means housing that is designed, developed, and constructed, or renovated to serve eligible households with an income that is no more than 121% of the area median income.

15. Beneath the heading of **AFFORDABLE HOUSING** followed by the three categories of affordable housing was a banner entitled *NORTHEAST WINSTON* Redevelopment Project, Single Family Floor Plans Available with Garages. The Brochure included seven elevations of model homes in connection with the Northeast Ward Redevelopment Project as well as featuring the company Little & Strupe Developers, LLC who would had participated with the City in developing plans and specifications for the proposed model homes.

16. Thereafter a groundbreaking ceremony took place in the Northeast Ward on Tuesday April 9, 2024 at 11:30 am attended by City Attorney Angela Carmon, City Manager Pate, Assistant City Manager King, Defendant Mundy and Assistant City Manager Toney among other distinguished guests. The event was memorialized here:

<https://youtu.be/Liv6F3G1WnM?si=V6V8FwzogXfs36VB>

17. Defendant Mundy was seated on the front row at the groundbreaking ceremony, along with the City Attorney Angela Carmon. Both were recognized by Barbara while simultaneously expressing her gratitude for their support in the Northeast Winston Redevelopment Project.



**A. Defendant Mundy's October 21, 2024 email about Barbara Hanes Burke  
Published to third parties**

18. At no time did Mundy express dissatisfaction or concern with Barbara's efforts on behalf of her constituents in the Northeast Ward prior to October of 2024 and even then not directly. Instead Mundy chose to use third parties by emailing from his City of Winston Salem email address to – (i) Tembila Covington with the Subject line entitled *Housing Policies/Ministers Conference* at 1:03 PM; (ii) then forwarded the original email to [kevin1mundy@gmail.com](mailto:kevin1mundy@gmail.com) at 1:03 PM; (iii) then forwarded the original email to Daniel Rose at 1:22:05 PM with the following precatory comments:

Dan-thanks for your email this morning. I thought you'd be interested in this message I sent to a couple of my contacts with the Ministers Conference. I toyed with the idea of sending a copy to Wes Young ([wyoung@wsjournal.com](mailto:wyoung@wsjournal.com)) and John Hinton ([jhinton@wsjournal.com](mailto:jhinton@wsjournal.com)) at the Winston-Salem Journal, or Gale Melcher ([gale@traid-city-beat.com](mailto:gale@traid-city-beat.com)) at Triad City Beat. I ultimately decided that might not be the most appropriate action on my part since I'm still on counsel for a few more weeks. Then I started wondering – "Wow, what would happen if these media contacts got this information from somewhere else before tonight's meeting?"

Oh well, enough of these daydream musings. Back to work for me!

19. Mundy's October 21 email transmitted as described in paragraph 18 is attached to this complaint as Exhibit B.
20. In the second paragraph of Mundy's October 21 email Mundy states: "CM Burke's attempts to circumvent the legal process for land acquisition make her own decisions without council approval." **Mundy's statement is demonstrably false.**
21. In the third paragraph of Mundy's October 21 email Mundy states: "She had a tremendous amount of influence over Assistant City Manager Patrice Toney and promised to make her the next City Manager if she were allowed to unilaterally develop the housing policies that were in Patrice's purview without knowledge or input from any of the other seven representatives on council." **Mundy's statement is demonstrably false.**
22. Also in the third paragraph of Mundy's October 21 email Mundy states: "Concerned about the direction CM Burke is trying to take her misrepresentation to the Minister's



Conference and other Black Leadership Groups” **Mundy’s statement is demonstrably false.**

23. In the seventh paragraph of Mundy’s October 21 email Mundy states: “When things didn’t go the way CM Burke wanted, she went to the Minister’s Conference and other leaders and accused her colleagues, including me, of being racist and that the selection process was unfair. Her hope was to apply enough social pressure on City Council to rescind the job offer to Mr. Pate and promote Ms. Toney so she would have someone in that office over which she had influence.” **Mundy’s statement is demonstrably false.**
24. In the ninth paragraph of Mundy’s October 21 email Mundy states: “There is enough real racism in this community without generating false claims. Her techniques are much like Trumps—turn people against each other, divide, and conquer. This was also a page in CM Burke’s late mother- in-law’s playbook. How can we ever dismantle racism, when we have people in positions of power working to divide us for her own personal gain?” **Mundy’s statement is demonstrably false.**
25. In the tenth paragraph of Mundy’s October 21 email Mundy states: “Barbara’s single-minded focus right now is to get rid of Pat Pate. Pat has stood up to her a number of times, held his ground, and enforced city and state policies. The Burke family does not like being told no, and this is retribution on Barbara’s part.” **Mundy’s statement is demonstrably false.**
26. In the thirteenth paragraph of Mundy’s October 21 email Mundy states: “Her model for the lowest-priced home based on her must-haves has a starting price point of nearly \$250,000. This is NOT affordable! She is trying to push anyone and everyone who doesn’t meet her qualifications of middle to upper class/income out of the Northeast Ward. She says she’s just clearing out blight, but what she is doing is gentrification with no apologies. She has treated the residents in the city-owned apartments terribly and refuses to even meet with them. When someone in a position of power is purposefully working against them, how will they do better for themselves and their children? How will they build generational wealth?” **Mundy’s statement is demonstrably false.**
27. In the eighteenth paragraph of Mundy’s October 21 email Mundy states: “I don’t want to see you or anyone else in the Minister’s Conference being misled and used as a pawn in CM Burke’s power play.” **Mundy’s statement is demonstrably false.**

**B. Mundy's statement to Wesley Young, Winston Salem Journal reporter on Thursday October 31<sup>st</sup>, 2024.**

28. Mundy intended for Wesley Young, the Winston Salem Journal reporter to publish the story about his October 21 email notwithstanding that Mundy recognized the transmittal directly to Wesley Young *would . . . ultimately . . . might not be the most appropriate action on my part since I'm still on counsel for a few more weeks*. But when Mundy was contacted by Wesley Young, Mundy doubled down by labeling his October 21, email about Barbara is *about a council member who is doing unethical and illegal things. It is about power and control*.
29. Mundy's statements on October 21 and on October 31<sup>st</sup> were published out of spite, person ill-will and personal malice toward Barbara with the expressed intention of damaging Barbara's personal and professional reputation and with the intention to injure Barbara by depriving her of the respect, confidence and esteem essential to Barbara's position and service on the Winston-Salem City council and with the intention to deprive Barbara of her good name, reputation, and the esteem of the members of the Council, City of Winston-Salem administrative staff, associates, friends and acquaintances and to hold Barbara up to public scorn, contempt, ridicule and disgrace.
30. As a result of Defendant Mundy's malicious publications, Barbara has suffered extreme embarrassment, public humiliation, mental agony and damage to her name and professional reputation including damages in excess of \$25,000.
31. Defendant Mundy's continuing libelous, slanderous and defamatory statements, constitute libel and slander per se, and borne of an animus intent to harm Barbara thereby causing Barbara additional embarrassment, public humiliation, mental agony and damage to her name and professional reputation.

**FIRST CLAIM FOR RELIEF**

**(LIBEL AND SLANDER PER SE)**

32. Plaintiff Barbara incorporates by reference paragraphs 1 through 31 as if more fully set forth herein.
33. Defendant Mundy's publication of the October 21 email to the third parties and intention to cause its publication in whole or in part constitutes libel per se as the statements contained therein, as set forth herein above were false and tended to disgrace and degrade

Barbara, intended to hold her up to public ridicule and contempt and/or cause her to be avoided and shunned.

34. Defendant Mundy's October 31 statement as reported and quoted by Wesley Young labeling Mundy's October 21, email about Barbara as being *about a council member who is doing unethical and illegal things. It is about power and control.*
35. When Defendant Mundy published his oral statement to Wesley Young, Defendant Mundy knew or should have known that such statement would be reported and thus knew his oral statements accusing Barbara of unethical and illegal things would be published to the public at large in the Winston-Salem Journal.
36. Barbara has been damaged by Defendant Mundy's conduct, all of which manifest a malicious intent to harm Barbara while advance a cause or purpose by Munday not yet known or disclosed.
37. Barbara has been damaged in an amount in excess of \$25,000 by Defendant Mundy's defamatory conduct.

## **SECOND CLAIM FOR RELIEF**

### **(INJUNCTIVE RELIEF)**

38. Plaintiff Barbara incorporates paragraphs 1 through 37 as if more fully set forth herein.
39. Upon information and belief, Defendant Mundy continues to defame Barbara in the manner described hereinabove.
40. For the continuing defamatory publications, Barbara has no adequate remedy at law and is subjected to conduct to which she should not be required to endure, and therefore Barbara is in need of a Temporary Restraining Order, a Preliminary injunction and Permanent Injunction preventing Defendant Mundy from continuing the defamatory publications.

WHEREFORE, Plaintiff Barbara Hanes Burke prays the Court as follows:

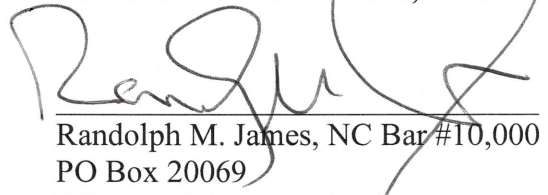
1. Recovery of compensatory damages from Defendant Mundy in an amount in excess of \$25,000.
2. Recovery of punitive damages from Defendant Mundy in an amount in excess of \$25,000.



3. To treat this verified complaint as a Motion for Temporary Restraining Order pursuant to Rule 65, N.C.R. Civ. P. and issue a Temporary Restraining Order directing Defendant Mundy, his agents and unknown others to forthwith remove the derogatory defamatory statements related to Plaintiff Barbara Hanes Burke and enjoining Defendant Mundy from further publication.
4. For Preliminary Injunction continuing the TRO until the trial of his action on its merits;
5. For costs of this action, including attorney fees;
6. For such other and further relief as the court shall deem appropriate.
7. For trial by jury on all issues so triable.

This the 27<sup>th</sup> day of November 2024.

**RANDOLPH. M. JAMES, P.C.**



Randolph M. James, NC Bar #10,000  
PO Box 20069  
Winston-Salem, NC 27120  
Telephone: 336-724-7707  
[rmjames@rmjameslaw.com](mailto:rmjames@rmjameslaw.com)

**VERIFICATION**

I, Barbra Hanes Burke, first being duly sworn, deposes and says:

That I am the Plaintiff in the foregoing action; that I have read the foregoing *Verified Complaint* and know the contents thereof; that the same is true to the best of my knowledge except those matters and things therein set out upon information and belief, and as to those matters and things, I believe it to be true.

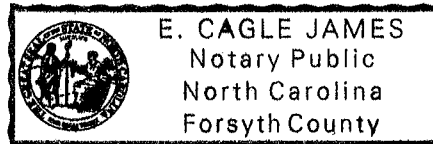
This the 27<sup>th</sup> day of November 2024.

By *Barbra Hanes Burke*  
Barbra Hanes Burke

Sworn to and subscribed before me  
this the 27<sup>th</sup> day of November 2024.

*E. Cagle James*  
Notary Public

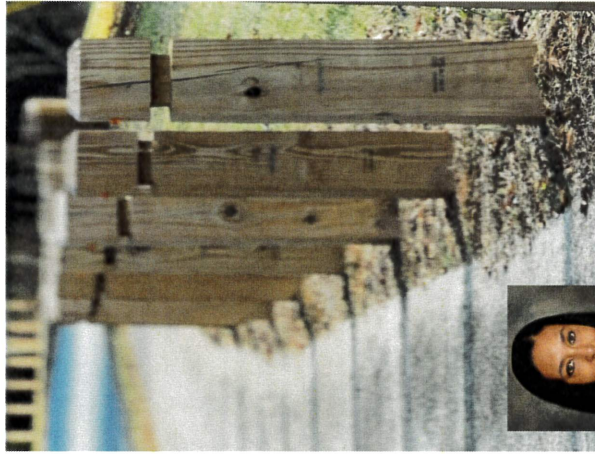
My commission expires: 9/15/29



# **EXHIBIT A**



## Bollards installed at Bowen Park



Northeast Ward  
Council Member  
Barbara Hanes Burke



## 2023 Northeast Ward: A Year of Progress

**I'm grateful for the privilege of serving as your Council Member.**

**Let's take a look at what we've accomplished in the past year to help the Northeast Ward achieve its full potential as an *attractive, safe and thriving community*.**

## TRANSFORMATIONAL PROJECTS

- The Choice Neighborhood Initiative is one of our city's most significant transformation projects. As part of this initiative, many owner-occupied residents within the Choice footprint area have been given the opportunity to participate in Phase One of a community revitalization initiative...Better known as the Facade Improvement Program. They will receive at NO COST a grant of up to \$20,000 to revitalize the exterior of their homes. This Facade Improvement Program will be an ongoing initiative.
- My commitment to transforming the Northeast Ward includes repairing and renovating the apartments at 1635 North Cleveland Avenue and the apartments at 1200 Willie Davis Drive.
- Initiated action that resulted in aggressive code enforcement at La Deara Crest Apartments.
- The Carl H. Russell Community Center was renovated and reopened.
- A walking trail was constructed at Helen Nichols Park.
- Plans are underway for the development of a greenspace in the Castleshire community.
- The Vendor's Market on Liberty Street will become a Transformation Center which will provide community resources and services for our citizens.



## SAFETY

- Tackled gun violence by hosting three Gun Violence Community Town Halls. These resulted in rolling out a strategy known as Operation Saturation Patrol, which was implemented through partnerships among law enforcement agencies.
- Included in the Façade Improvement Program, Ring Doorbell Cameras will be offered to owner-occupied residences. These security cameras can connect to the city's Real-Time Crime Center enabling residents to be empowered and participate in helping police rapidly respond to criminal activity and ultimately create a safer community.
- When informed in December 2022, that some La Deara Crest apartments were without heat, I immediately took aggressive and decisive action by ensuring that the city file a Chapter 19 nuisance abatement lawsuit against the owners of La Deara Crest. I also made sure that housing code and sanitation code violations were enforced at this location.

- With the support of the Winston-Salem Police Department, I held two successful Gun Buyback Programs.
- Since January of 2023, I along with City Attorneys, the Winston-Salem Police Department and staff meet monthly with La Deara Crest owners and their attorneys to correct and monitor these issues. We are holding the owners of La Deara Crest accountable for the upkeep of their property.



## CITIZEN EDUCATION

Started The Burke Briefing Broadcast which is a program designed to keep citizens informed of:

- *Community Programs*
- *City Services*
- *Initiatives in the Northeast Ward*



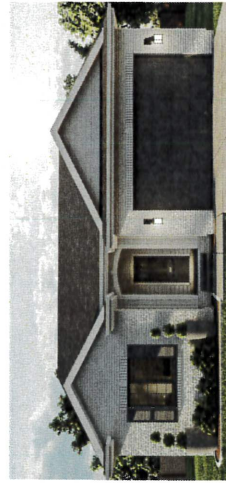
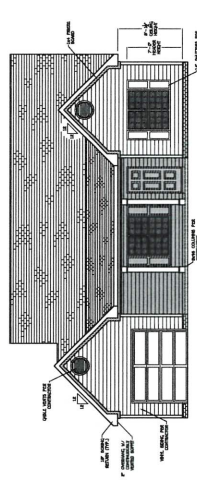
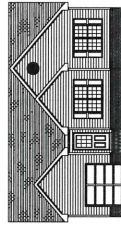
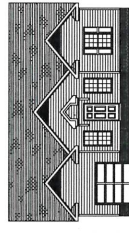
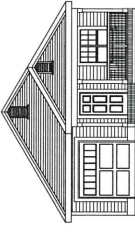
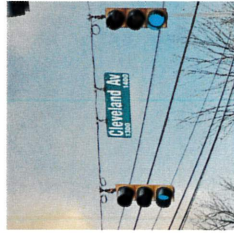
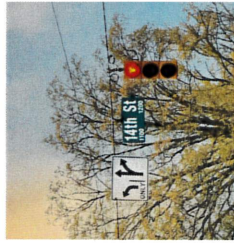
Scan to watch The Burke Briefing on YouTube.






### Transformational Projects Continued

- Work has already begun at Harambee Park to improve the walking trail, add landscaping, and Duke Energy solar-powered decorative lighting.
- Secured an agreement with Duke Energy to aesthetically transform their substation which is located on the corner of Northwest Boulevard and Patterson Avenue. This Duke Energy substation will result in more expedient power restoration to residents in this area.
- With 77 raised manholes, paving Carver School Road became a priority and it has now been completed. Additionally, repairs will soon be made to the sidewalk on Carver School Road.
- Sidewalks along 14th Street, Cleveland Avenue, and 25th Street have been cleared and cleaned of overgrown vegetation, making it possible for pedestrians to travel safely.
- Initiated a leaf/brush collection program using signs to inform Northeast Ward residents that leaf collection is here.
- Bollards have been installed at Bowen Park to ensure safety and to enhance aesthetics.



## AFFORDABLE HOUSING

- 1. Affordable housing** means housing that is designed, developed, and constructed, or renovated to serve eligible households with an income that is no more than 80 percent of the area median income.
- 2. Workforce housing** means housing that is designed and constructed or renovated to serve eligible households with an income that is between 81-120 percent of the area median income.
- 3. Market rate housing** means housing that is designed, developed and constructed or renovated to serve eligible households with an income that is 121 percent or more of the area median income.



# NORTHEAST WINSTON

REDEVELOPMENT PROJECT

**SINGLE  
FAMILY  
FLOOR PLANS  
AVAILABLE WITH GARAGES**

From the  
**Low \$200s**

*Little & Strupe Developers, LLC*

- Worked with Wynnefield Properties Inc. developers in phase one to transform 30 acres at the corner of Motor and Old Walkertown roads with 216 affordable units, with senior housing to come in the next phase.
- Spearheaded the demolition of abandoned housing to make way for new single-family housing to be built by Habitat for Humanity of Forsyth County, Liberty East Redevelopment and other partners.



The Lofts at Motor Road



# **EXHIBIT B**



**From:** [Kevin Mundy](#)  
**To:** [Rose, Daniel](#)  
**Subject:** [EXTERNAL] Fwd: Fw: Housing Policies/Ministers Conference  
**Date:** Monday, October 21, 2024 1:23:05 PM

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Dan - thanks for your email this morning. I thought you'd be interested in the message I sent to a couple of my contacts within the Ministers Conference.

I toyed with the idea of sending a copy to Wes Young ([wyoung@wsjournal.com](mailto:wyoung@wsjournal.com)) and John Hinton ([jhinton@wsjournal.com](mailto:jhinton@wsjournal.com)) at the Winston-Salem Journal, or Gale Melcher ([gale@triad-city-beat.com](mailto:gale@triad-city-beat.com)) at Triad City Beat. I ultimately decided that might not be the most appropriate action on my part since I'm still on council for a few more weeks. Then I started wondering -- "Wow, what would happen if these media contacts got this information from somewhere else before tonight's meeting?"

Oh well, enough of these daydream musings. Back to work for me!

----- Forwarded message -----

**From:** **Kevin Mundy** <[kmundy@cityofws.org](mailto:kmundy@cityofws.org)>  
**Date:** Mon, Oct 21, 2024 at 1:03 PM  
**Subject:** Fw: Housing Policies/Ministers Conference  
**To:** kevinlundy <[kevinlundy@gmail.com](mailto:kevinlundy@gmail.com)>

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**From:** Kevin Mundy <[kmundy@cityofws.org](mailto:kmundy@cityofws.org)>  
**Sent:** Monday, October 21, 2024 12:48 PM  
**To:** Tembila Covington <[littlevillage.christine@gmail.com](mailto:littlevillage.christine@gmail.com)>  
**Subject:** Housing Policies/Ministers Conference

Good morning, Tembila. It's been a while since I've seen you out and about. I hope you are doing well.

Let me start with an apology for the length of this email I'm beginning. There is so much to unpack here, it's impossible to be succinct without telling the full story. So please give me a little grace and patience and read the entire thing if you can make the time. It's important. If you think others need to be aware of these circumstances, you have my full permission to share the story, or to forward this email. I stand by my words.

I'm forwarding two emails I received this morning, one from Housing Justice Now, the other from Coalition for Accountability & Transparency. While I don't always agree with these two organizations, they are raising a very serious concern that I feel compelled to act on. In a nutshell, they are alerting the council to CM Barbara Hanes Burke's attempts to circumvent the legal process for land acquisition and make her own decisions without council approval.

Tembila, you know me. I'm sending this to you because we do have a personal relationship. I hate drama, I hate confrontation even more, and I am not trying to build a power base or make money off my position. I did not run for a second term on city council, so I'm not trying to get myself in the spotlight for re-election. I'm just concerned, like these other groups, about the direction CM Burke is trying to take and her misrepresentation to the Ministers Conference and other Black leadership groups.

Barbara had been calling the shots before current City Manager Pat Pate came on board. Speaking honestly, she is a bully. She has bullied me on various issues, and she bullied former City Manager Lee Garrity until he basically let her do what she wanted unchecked. She had a tremendous amount of influence over Assistant City Manager Patrice Toney and promised to make her the next City Manager if she were allowed to unilaterally develop the housing policies that were in Patrice's purview without knowledge of or input from any of the other seven representatives on council.

Most of the council was aware (as were some members of the general public) that the culture and atmosphere at the City was dysfunctional and toxic. We were losing good employees left and right. Projects were at a standstill. I think many of my colleagues felt like I did, that it was our responsibility to address this issue head-on and bring someone in to replace Lee who was up to being the change agent we needed.

As much as I liked Patrice personally, and even though she has great skill sets, it is nearly impossible for someone from "the inside" to change a culture they are already a part of. My number one criteria before we even started the search for a new city manager last year was that the person come from the outside.

When things didn't go the way CM Burke wanted, she went to the Minister's Conference and other community leaders and accused her colleagues, including me, of being racist and that the selection process was unfair. Her hope was to apply enough social pressure on city council to rescind the job offer to Mr. Pate and promote Ms. Toney so she would have someone in that office over which she had influence.

One of the facts she did not share was that one of the external candidates was a Black woman, and this person was a top pick for at least three of the white council members. Because our processes are sooooo slow, however, by the time we asked her for an interview she had already accepted a city manager position elsewhere in the state.

There is enough real racism in this community without generating false claims. Her techniques are much like Trumps — turn people against each other, divide, and

conquer. This was also a page in CM Burke's late mother-in-law's playbook. As someone who truly cares about our community and as an advocate for marginalized and underserved citizens, this makes me very angry. I take this very personally in my role as an elected official and my role as a caring human being. How can we ever dismantle racism when we have people in positions of power working to divide us for her own personal gain?

Barbara's single-minded focus right now is to get rid of Pat Pate. Pat has stood up to her a number of times, held his ground, and enforced city and state policies. This is what we needed him to do. The Burke family does not like being told no, and this is retribution on Barbara's part. It's not fair to the other 260,000 people in other seven wards or the other seven elected officials. They are not being represented when one person is given this much power and those in authority are complicit in allowing it to happen.

The council recently completed City Manager Pate's one year job evaluation. The feedback from seven council members and the mayor was overwhelmingly positive. He was noted for his efforts to change the toxic environment. He has been successful in his recruiting and retention efforts to fill critical staff positions we had lost before. The overall employee morale is slowing but surely improving. He is eliminating unnecessary process that bogs down decision-making and action. He is implementing processes where there were none to create equity and drive efficiency.

CM Burke reported exactly the opposite and gave him a scathing review. She said (with no substantiating evidence whatsoever, much like Trump) that Pate had created distrust and low morale with employees. She claims that he has accused him of "ethics violations" because he is not implementing a number of things CM Burke says the previous City Manager agreed to. This is because Pat is ethical, and he knows these agreements were not presented to or approved by full council as the law requires. When she couldn't convince me or the rest of her colleagues that City Manager Pate needed to go, she began her effort to poison his reputation within the Black community, starting with the Ministers Conference. She is out asking ministers to have their members sign petitions to override these decisions as being racist.

I know this is long, and I'm sorry, but this is so important. On these specific housing issues referenced in the attached emails, CM Burke's requirement for affordable housing includes amenities like a garage and brick or stone on the front of the house, a certain number of windows on the back side of the house, a paved driveway and several other things that drive the cost up. Her "model" for the lowest-priced home based on her must-haves has a starting price point of nearly \$250,000. This is NOT affordable! I



wouldn't qualify for the loan required to purchase anything at this price. She is trying to push anyone and everyone who doesn't meet her qualifications of middle to upper class/income out of the Northeast ward. She says she's just clearing out the blight, but what she's doing is gentrification with no apologies. She has treated the residents in the city-owned apartments terribly and refuses to even meet with them. How does this help Black people or anyone else living near or below average medium income, or worse, the poverty line? When someone in a position of power is purposefully working against them, how will they do better for themselves, and for their children? How will they build generational wealth?

You may be aware of a group that includes Russ May that wanted to develop affordable housing in Winston-Salem. They had an experienced developer/builder on board who had an interest in affordable housing, and the Southern Conference of the Moravian Church was going to contribute funds to subsidize this effort through forgivable loans to first-time home purchasers and other efforts. They asked for 50 city lots and a reasonable amount of city grant money from ARPA. They had several models they could bring in at approximately \$150,000. That's a cost savings of \$100,000! If I needed a roof over my head, I would gladly forgo a garage and live with vinyl on the front side of my house if I could save that kind of money and get an affordable mortgage.

Barbara tried to quash the entire proposal. Behind closed doors she told the representatives of this effort that "they would never build the first home as long as she was on city council." She claimed there housing was "substandard" because it didn't have all of her bells and whistles. And the back side of the house only had one window — a design that allowed the builder to put a staircase against that wall and bring the overall cost down.

She managed to throw up enough roadblocks that the project went from 50 homes to only four. My heart hurts for the other 46 families that will not get the opportunity to purchase their own home, and quite frankly, to the group from the faith community that had put a tremendous amount of effort, time and expense just to get it to the point to present to us. I personally think they considered this part of their ministry, an attempt at a diluted form of reparations to those who had been exploited by previous generations of white Christians.

One of my favorite quotes from Dr. King begins "Darkness cannot drive out darkness, only light can do that." I've always said that bad people do bad things at night, in the dark, behind the bushes and behind closed doors. I felt a duty to shine a light on this situation, to share with you and several other folks that I know, trust and respect, to

expose what's really going on here. I don't want to see you or anyone else in the Ministers Conference being misled and used as a pawn in CM Burke's power play.

Thanks for allowing me to share this information with you, Tembila. And thanks for all you have done and continue to do to make Winston-Salem a community of equity for all people.

In harmony,

Kevin

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