



Wendell Davis  
County Manager  
200 E. Main Street  
Durham, North Carolina 27701

Thursday, February 11, 2021

Dear County Manager Davis and Durham County Commissioners:

I hope that this correspondence finds you all well. I am writing this letter seeking a \$50,000 investment from Durham County to support efforts towards the redevelopment of Durham's Historic Hayti District, with a particular focus on the former Fayetteville Street Apartments ("Fayette Place"). I am also seeking the same investment from the City of Durham.

This investment would be used to match \$200,000 already received for this purpose from Kenan Charitable Trust in Chapel Hill. This investment is also to be used to help leverage a \$20 million grant application that North Carolina Central University is applying for on February 25, 2021 from the Kellogg Foundation. A key component of this proposal is supporting Durham's children and families, especially supporting the education of young people in transforming their communities.

This \$20 million, a part of Kellogg's \$90 million global Racial Equity 2030 challenge, is sought as a means of investing in both the human and physical infrastructures of Durham's Hayti community with a focus on Fayette Place's redevelopment as a catalyst for community economic advancement. Though NCCU will be the applicant of record, the Kellogg grant proposal is a community effort including Fayette Place's neighbors and surrounding community members.

Though the \$200,000 from Kenan Charitable Trust, nor a potential \$20 million grant from Kellogg, comprise all the needed investment of Hayti and Fayette Place, they do and could serve as a solid foundation to attract additional investments and insure that the community benefits directly. The focus of this effort is economic development of Fayette Place and Hayti, without forced displacement (i.e. gentrification). In addition to Hayti community partners and organizations, DHA Director Anthony Scott has also been equally engaged in these conversations with NCCU, the United Way of Greater Triangle, and Kenan Trust, and is fully supportive of these effort.

An investment from Durham City and County leaders into this effort will demonstrate to potential funding partners the commitment to the Hayti community, increasing our chances of attracting outside philanthropic efforts. The funds requested with this letter would go to United Way of Greater Triangle in partnership with NCCU, and be deposited in a M&F Bank account, extending the impact of the investment.



The attached document, “Hayti Resilient Community: Autonomous Power Project,” is part of a broader “Hayti Reborn” effort. The goal is to simultaneously prepare the native community to be invested in and to lead the transformation of the community, including the redevelopment of the Fayette Place site specifically, the Fayetteville Street corridor more broadly, and Hayti writ large. Without such intentional investment into community planned, constructed, led and owned development, external forces will overtake the autonomy and vision of the community.

In addition to this letter, and the associated attached “Hayti” document, I am also including a recent article from the *Washington Post* (“The ‘whitewashing’ of Black Wall Street”; January 17, 2021). The article discusses the current redevelopment of Tulsa, Oklahoma’s Greenwood District – the equivalent of Durham’s Hayti District – and the other “Black Wall Street” most often compared to us.

This *Post* article demonstrates the danger of thinking about these important black histories as simply artifacts to be converted into tourist attractions by those outside of the community. To summarize the article, the only ones in Tulsa benefitting from this redevelopment of “Black Wall Street” are white developers, white investors, and white retailers. We cannot allow such an outcome to come to pass in our historic Black Wall Street. The Hayti geography must be both reimagined and redeveloped, but it must be done in partnership with, and to the benefit of, those historically attached to it.

Please accept this request for support as an opportunity to position Durham to become a model city for racially equitable economic development, allowing us to leverage additional funds to support this important historic community.

Thank you kindly for your consideration.

Sincerest Regards,

A handwritten signature in black ink that reads "Henry C. McKoy, Jr." The signature is fluid and cursive.

Henry C. McKoy, Jr., PhD  
Lead Faculty and Director of Entrepreneurship, NCCU School of Business  
Director, NCCU Eagle Angel Network (EAN)  
Founding Director, Entrepreneurship Ecosystem Research Clinic and Lab (EERCL)  
Email: hmckoy3@nccu.edu  
Phone: 919-530-5007